

MINUTES OF THE PARISH COUNCIL MEETING HELD WEDNESDAY 1ST APRIL 2015, 7:30pm, IN THE MEETING ROOM PUCKLECHURCH COMMUNITY CENTRE, ABSON ROAD.

PRESENT. B. Symons Chairman (BS), G. Boyle - Vice Chair (GB), T. Symons (TS), M. Watson (MW), L. English (LE), J. Hawkins (JH), Stephen Reade – District Councillor, Ben Stokes – District Councillor, J. Harvey (Clerk).

NO. 1. APOLOGIES FOR ABSENCE.

M. S. Smith (MS)
R. Dunning (RD)

NO. 2. DECLARATIONS OF INTEREST

There were no declarations of interest.

NO. 3. TO CONFIRM THE MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting on 18th March 2015 were accepted as a correct record of the meeting and signed by the Chairman.

NO. 4. PUBLIC PARTICIPATION

There were no members of the public in attendance.

NO. 5 CORRESPONDENCE

5a Email seeking voluntary members of the Joint Local Access Forum (JLAF) Independent advice on access, including on public rights of way and access land both in the countryside and in urban areas. For info, already circulated to community groups.

ACTION: BS to discuss attendance with ALCA

Noted

5b Email received from Julian Darling.

Update informing us that he will shortly be submitting an application to move Lyde Green Common.

Noted

5c Email received from Field Finders Campaign.

For info, already circulated to community groups.

Noted

5d Email from Well Aware

Free online and telephone directory run by The Care Forum offering health and wellbeing services and activities across Somerset and the Avon counties and aims to support people reduce social isolation and increase wellbeing. For info, already circulated to community groups.

Noted

5e 70th Anniversary of VE Day

Friday 8th May, and across the weekend of 9th and 10th May. For info, already circulated to community groups.

Noted

5f SGC Consultation on Single Equality Plan 2015 - 19

The consultation will run for twelve weeks from Tuesday 17th March to Tuesday 9th June 2015

ACTION: Clerk to make Agenda Item 15th April 2015

5g The West of England Local Enterprise Partnership Business Skills Survey.
Aims to ensure that local businesses have the skills that they need both now and in the future.

Noted

NO.6. PLANNING APPLICATIONS

6a Re-designation of Green Belt for Traveller Sites in Pucklechurch

District Councillors Stephen Reade and Ben Stokes came to update us on SGC's decision regarding the Gypsy and Travellers sites in South Gloucestershire.

There are currently 16 Gypsy and Travellers sites in South Gloucestershire, 14 of which have temporary status and 5 of these are within Pucklechurch Parish Council.

The decision has been made that these 14 sites will now gain permanent status.

Both district Councillors have been pushing to oppose this. Government targets are not designed for re-designation of the green belt.

The planning guidance from Community Local Government Office (CLGO) consultation is imminent and the district councillors had asked that they wait for the results of this before a decision is made.

This planning guidance document should be used for grounds to appeal this as it states that the Green belt should only be altered in exceptional circumstances.

The planning inspector also has out of date information as the call for sites was done 4 years ago, so therefore will have to do another site visit. Therefore this can be used as good ammunition to overturn the decision.

The next stage in the process will be that the planning department will put this back out for review through the circulated schedule later in the year, so it was suggested that PPC and the community can work together with the district councillors before this time to fight this collectively.

ACTION: GB to write a letter for the Clerk to send to the department of Communities and Local Government.

6b PK15/0970/RVC - COM/14/1163/BOC - Land to the South of Redford Lane, Pucklechurch, Bristol, South Gloucestershire. Comments must be received by 8th April 2015. The target date for the decision is 4th June 2015.

Noted - comments already submitted from the meeting on 18th March.

6c PK15/1173/PNGR Land North of Shortwood Lodge Shortwood Hill Pucklechurch Bristol South Gloucestershire. Prior notification of a change of use from Agricultural Building to single residential dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Consultation deadline 15th April 2015.

Pucklechurch Parish Council agreed the following resolution:

Objection

This is a barn which sits alongside a hedged field boundary within designated Green Belt. The Council is not aware of any access road or driveway that currently exists that would provide vehicular or pedestrian access to this building – all maps and aerial photographs as well as SGC's own site plan show the roadway as a cul-de-sac that comes to an end by a property known as 'Greatwood'. Councillors are not aware of any application for the construction of what is shown on the plan supplied as 'existing access' and believe that the construction of such a driveway would require a planning application in its own right. Since this is an isolated property it is not unreasonable to assume that the occupiers will want to access the site by car as would other service vehicles. It would be impractical for service

vehicles and in particular refuse collection vehicles to access a dwelling house sited here without the construction of a driveway. If, as suggested by the plan, it is the intention to access the barn from the cul-de-sac (as above), Councillors would draw your attention to what was said about this road by officers in relation to a previous application,

PK13/2799/RVC:

'a good portion of the access road leading to the site is single track with no footway. Opportunity for vehicles to pass one another along the majority of this road is very limited and the road suffers in part from poor surfacing. Like many country lanes, the access road leading to the site is winding and it includes bends where there is little or no forward visibility for drivers. At such locations, vehicles that may time to time come face to face would require reversing and it is not considered possible to provide passing-bys with suitable inter-visibility at this location. The road is well used by horse riders and walkers to access bridleways and public rights of way and this is corroborated in a number of letters received in relation to the application'

It is not unreasonable to assume therefore that permitting development of this barn:

"would result in further increase of vehicular traffic on a substandard access road thereby resulting in increased highway safety conflict for all users to the detriment of road safety."

There is equally no current vehicular or pedestrian access available from the lane leading to Shortwood Lodge which is also a cul-de-sac servicing a private driveway. The supporting statement makes reference to local bus services – these could only be accessed by walking considerable distances from the barn along roads with no pedestrian footway as above.

Mention is made of the property's curtilage being capable of supporting parking – it is not clear what this refers to as the barn sits on the edge of an open field being used for agricultural purposes. There is no fenced area associated with the use of this barn other than the field boundary, none could have been used in the past for domestic purposes, no amenity land has been defined, nor garden. Councillors are concerned that the potential addition of such features would introduce elements of an urban nature to an otherwise open area of Green Belt land and would also require change of use.

Councillors would also question the practicality of connecting the property to local services – what local water, drainage, electricity, gas or other services currently exist to which this barn could be reasonably and practically be connected? Finally Councillors are concerned that no reference is made here to the position of the barn relative to the Shortwood Landfill Site which lies in its immediate vicinity, particularly with regard to noise and any other impacts thereon.

6d PK15/1186/F 50 Partridge Road Pucklechurch Bristol South Gloucestershire BS16 9SP.

Erection of single storey rear extension to form additional living accommodation.

Single story rear extension.

No Objection

No. 7. REPORTS

7a To RECEIVE pre-submitted reports from Councillors

ALCA Update previously circulated to councillors – No comments

Defibrillator Plaque - List of names previously circulated, minimal changes made.

ACTION: Clerk to add to agenda 6th May 2015

Annual Parish Meeting Agenda – time amended to 19:30 – no further comments made.

ACTION: BS to display in the bus stop notice boards around the village

7b To RECEIVE Report from District Councillor(s)

£70,000 feasibility study for M4 Motorway Junction.

Concerns of congestion impacting on the village. No view from the council at present as it hasn't been discussed as an agenda item. Councillors will view and comment on this once it goes to consultation.

7c To RECEIVE and NOTE a verbal report from the Clerk

- Localism Contract from SGC has been received with the amended clause 1.9.2 '*Wherever possible herbicides will not be used but in such an event the Parish Clerk will be consulted before application*'. Before the contract is signed we are waiting for more information from Alison Richards - SGC on costs involved if we were to add a further 6 bin collections to our contract: 3 on the recreational ground, 1 in St Aldams, 1 in Parkfield and 1 in Shortwood.
- Emailed cycle safety complaint to Chris Harris SGC, wrote to Sustrans regarding re-routing cycle route 17 and updated parishioner on actions taken.
- Wrote to Mrs Webb – St Thomas Church informing her the laws have changed with regards to dog mess which can now be disposed of in the general waste bins
- Allianz Insurance complaint regarding the defibrillator claim has now been resolved. A cheque for £3975 has been received and a letter apologising for the communication error between their departments. A further payment of £150 has been received as compensation.
- Wrote to all grant recipients asking them to attend Annual Parish meeting. Citizens Advice Bureau wrote back apologising for the delay in returning the grant monitoring form and to inform us that her colleague can attend the meeting in her absence.
- Added police.uk crime map to the calendar of events for quarterly review.
- Basket Ball backing replacement finished at Eagle Crescent
- Wrote to Andrew Birch SGC regarding council tax and Natalie Carr SGC requesting copy of letter they sent in May 2013, responses to be discussed tonight agenda item 9a.
- Thank you letter sent to Chris Harris.
- Response sent to Independent Monitoring Board regarding HMP Ashfield
- Response received from ABUS regarding the Sainsbury's bus, saying that it is news to them that they may be discontinuing the service, they are contracted by Sainsbury's to operate this service and they have made no suggestions regarding stopping it. However they will keep me informed should they hear of anything.
- Notice of Election circulated to councillors and displayed in the notice boards
- Ordered defibrillator cabinet for Shortwood Village from AED at a cost of £995.00 + VAT
- I was informed last week that The Haldo Pillar for Eagle Crescent would be delivered w/c 20th April but it will now be delivered tomorrow. Town and Country Services have been booked to erect it w/c 20th April so I am waiting to hear back from them to see if they can bring this date forward.
- Allied Electrical installing the Café and Community Centre defibrillators on 15th April at a

cost of £65.00 + VAT per installation.

- Requested leases from Solicitors Beaufort Montague Harris for review
- The Prison has been contacted regarding the ownership of the fence and ownership of the land. We have received a letter from Serco – HMP Ashfield maintenance department informing us that that will be surveying the area to clarify responsibility of St Aldams fence.
- Millennium Stone Light repairs, I had already requested a quote from Allied Electrical which came in at £240.00 + VAT. I have phoned them today and in his opinion the light is robust it just needs sealing properly. Therefore the quote will including drying out the existing light, replacing the control gear, lamp holder and gear tray. Then replacing the lamp and covering with a smear of CT1 sealant he believes this will keep the water out. Are you ok for me to proceed with this quote?
ACTION: Council agreed to accept this quotation, Clerk to inform Allied Electrical and obtain a start date for works to commence.
- Emailed Karen Wilkinson and invited her to attend the Annual Meeting of the Parish to which she responded that she would be delighted to attend.
- Set up Voiphone transfer to Timico for telephone number 0117 2140551.
- Submitted planning objections via email on Monday as SGC website was still down.
- Wrote to A Hall and Son enquiring as to when they will be carrying out the grass cut at Shortwood ready for the RoSPA inspections.
- Chased Pucklechurch Football Club for payment - £459.00 for using the recreation ground for the 2014/15 season.
- Received email from BT informing us that they have completed the decommissioning in respect of the Shortwood kiosk.

No. 8. FINANCE

8a TO AGREE and sign cheques

All cheques agreed and signed by two Councillors.

Ensign Print - Pucklechurch News Print - £440.00 – Chq 2133

Parkfield Renovation - Basketball post replace/repair - £666.00 – Chq 2134

Yate Town Council - Room Booking for JPCC - £68.28 – Chq 2135

MJ Church Plant - Skip Hire Rec - £235.20 – Chq 2136

AED Locator - Delivery Charges - £95.76 – Chq 2137

AED Locator – Defibrillator cabinet and equipment Shortwood - £1,194.00 – Chq 2138

A Sharpe - Rec Litter Picking - £178.00 – Chq 2139

PCA - Room Hire - £44.66 – Chq 2140

No. 9. Agenda Items

9a TO REVIEW correspondence from Andrew Birch and Natalie Carr to consider if any further action is necessary.

Noted – no further action

9b TO AGREE the Allotment Tenancy Agreement and TO ACCEPT recommended wording for covering letters.

Updated tenancy agreement already circulated, typos and duplications noted and corrected. It was brought to the attention of the council that other councils are now restricting the size of sheds and green houses on allotments due to Health and Safety and fire risk. Two thirds of the allotment must be used to cultivate fruit and veg.

RESOLVED: All agreed to send tenancy agreement as it is.

ACTION: JH to send letters and invoices to the Clerk for posting.

ACTION: JH to plan a model agreement for any new tenants.

Request to remove a Silverbirch Tree at Plot 11.

The tree is currently taking all the moisture out of the ground and making it difficult to dig due to the roots. Tenant to bear all costs involved in the removal.

RESOLVED: All in agreement for the tree to be removed.

ACTION: JH write letter advising the tenant of the decision and pass to the Clerk for posting.

Removal of rubbish on allotments, letter has been drafted but suggested amendment to be made to give a timescale of 28 days for the removal.

RESOLVED: Letter agreed with the above amendment

ACTION: JH to make this amendment and prepare the letter for the Clerk to post.

9c TO ADOPT the Data Protection & Information Security Policy

ACTION: Policy adopted

9d TO AGREE to renew TCV Membership. Renewal fee £38.00.

ACTION: Agreed not to renew the membership, Clerk to inform them of this decision.

9e TO CLARIFY the Court Farm Post issue and agree any actions if required

Enforcement regarding the gate posts not in keeping with the rest of the wall. Conservation officer said this was ok.

ACTION: TS to remove from action tracker.

10. Date of next meeting

Wednesday 15th April 2015 at 7:30pm in the Meeting Room, Pucklechurch Community Centre

The Council meeting closed at 21:13