

**MINUTES OF THE PARISH COUNCIL MEETING HELD WEDNESDAY 7<sup>th</sup> February 2018, 7:30PM, IN THE MEETING ROOM, PUCKLECHURCH COMMUNITY CENTRE, ABSON ROAD.**

**PRESENT.** B. Symons - Chairman (RS), G. Boyle – Vice Chair (GB), T. Symons (TS), R. Dunning (RD), C. Phillips (CP), L. English (LE), L. Putt (LP)  
Minutes taken by Cllr T. Symons

**NO. 1. ABSENCE NOTED**

District Cllr Ben Stokes. (BS), District Cllr S Reade (SR)

**NO. 2. DECLARATIONS OF INTEREST**

None

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

Minutes of the meeting on 17<sup>th</sup> January 2018 were accepted and signed by the Chairman.

**NO. 4. PUBLIC PARTICIPATION**

**4a.** None

**4b** Edward Ware Homes presentation regarding residential development at Lyde Green Farm.

**Action**

Apologies sent, unable to attend tonight's meeting, transferred to agenda item on the 21<sup>st</sup> Feb 2018.

**NO. 5  
CORRESPONDENCE**

**5a** Notice that woodland fencing by gate has been damaged. This has now been repaired.

**Action:**

Noted

**5b South** Gloucestershire Council Calendar of events. For information and councillors to consider if they wish to attend.

**Action:**

Noted.

**5c** Confirmation of results regarding ALCA representation for the Royal Garden party successful councils - Alveston and Backwell Parish Councils in 2018.

**Action:**

Noted

**5d South** Gloucestershire Council update regarding Fibre broad band

**Action:**

Noted

**5e** Community Engagement Forum Agenda - Warmley Community Centre starts at 7.00pm on Thursday 8<sup>th</sup> February at Warmley Community Centre, 20 Deanery Road, Warmley BS15 9JB. For information and attendance by Councillors if available.

**Action:**

RS will attend

**5f.** South Gloucestershire Council consultation regarding proposal for the allocation of sites for development to meet the needs for new homes and jobs. Information available from 5<sup>th</sup> February, consultation closes date 30<sup>th</sup> April 2018. For council to consider attending events +/- agenda item.

**Action:**

22<sup>nd</sup> Feb GB, LE 19th Feb CP, RS, TS

Neighbourhood plan group has also been invited RD and JB will be going on the 19th Feb Clerk to book places for councillors that wish to attend.

**5g** South Gloucestershire Council's results regarding bus network consultation outcome - it has been requested that South Gloucestershire maintain the existing supported bus network for 2018/19 along with the other constituent Councils.

**Action:**

Noted.

**5h** Information sent regarding recent Town and Parish Forum meeting. For information and further agenda items as directed by councillors.

**Action:**

Noted

**5i** Council to consider if they would like to take part in the survey regarding local government boundary. For information and further agenda items as directed by councillors.

**Action:**

Noted

**5j** Revised dates for Town and Parish Forum meetings.

**Action:**

Noted

**5k.** South Gloucestershire Councils Special Educational Needs and/or Disability Draft Strategy 2018-2023 consultations

<https://consultations.southglos.gov.uk/consult.ti/send2018/consultationHome> To consider if the council wish these strategies to be an agenda item.

**Action:**

Noted

**5l** ALCA in short document topics – Funding for Churches, Information regarding Councils running Libraries, next being a good councillor course.

**Action:**

Noted

**5m** South Gloucestershire Councils Boundary Review Final Recommendations.

**Action:**

Noted

**5n** South Gloucestershire Equalities Conference 2018, Thursday 22 March 2018, 9.00am to 1.00 pm followed by lunch Chipping Sodbury Town Hall. For Information and attendance if Councillors are available.

**Action:**

Noted.

**5o** South Gloucestershire Council Annual Library Report

**Action:**

Noted

**5p** Frome Town Council Conference 12th April for information <http://www.frometowncouncil.gov.uk/breaking-the-mould/> and to book places. For Information and attendance if Councillors are available

**Action:**  
Noted

**5q** Invitation from Bradley Stoke Town Council to attend training GDPR on the 5th March 2018 Venue: Brook Way, Time: 10-12 Cost per person £25. Councillors to inform Parish Clerk if they wish to attend for booking

**Action:**  
Noted

## **NO.6. PLANNING**

**6a** Response from Arboriculture Officer Streetcare regarding comments in relation to the planning application **Pk17/5464/TCA** and our subsequent observations regarding the tree protection order.

**Action**  
Noted

**6b PK18/0243/F** Village Hall Abson Road Pucklechurch South Gloucestershire BS16 9RH <http://developments.southglos.gov.uk/online-applications/> Erection of a single storey extension to front elevation and alterations to car park

### **Objection:**

Although PPC is in favour of an extension being added to the Village Hall it feels that it has no choice but to object to this application as presented in its current form for the following reasons:

- The Village Hall sits within Pucklechurch Conservation area and the SPD associated with this acknowledges the requirement for sensitive redevelopment of the village hall but it also says that this should be achieved by securing a high-quality design and the appropriate use of traditional materials. PPC does not believe the design as submitted incorporates the use of traditional materials and construction details that have regard to the distinctive character and appearance of the conservation area. Whilst a combination of render and wood panelling may improve the look of the building when viewed from the roadside these materials are incongruous with its setting and do not fully integrate with the rest of the building.
- The application seeks to add volume that incorporates an additional meeting room that will enable the hall to become more attractive to users but provides no detail as to how the additional usage might affect the current level of traffic to and from the hall or its capacity for car parking. The proposed extension would be built over the current disabled parking bays of which there are two currently marked rather than the one shown on the plan supplied. It is not clear that the car park is making sufficient provision for the appropriate number of disabled parking bays for a building of this size and level of usage and in particular by elderly residents. PPC believes that there are standards for car parks associated with shopping areas, leisure or recreational facilities, and places open to the general public that may require a minimum of one space for each employee who is a disabled motorist, plus a percentage of the total capacity for visiting disabled motorists. An important consideration that has not been articulated is that the carpark has shared usage with the scout hut and so PPC seeks reassurance that the proposed changes will not affect current capacity for use and

will also be able to cope with any increase in usage promoted by the additional meeting room.

- The plans showing the re-designed parking arrangements within the confines of the space around the hall show the removal of a significant amount of soft planting as well as a number of trees - it is not clear how this will affect the setting within the conservation area and in particular how this might be to the detriment of near neighbours since these act as a sound buffer and also soften the edges of the site.
- No allowance is made on the proposed plan for bin storage or cycle racks
- No detail is supplied on the plan to show that emergency vehicles, HGVs etc. that deliver to the site will still be able to do so since no swept path analysis has been provided.

**6c: PK18/0314/ADV** 4 Westerleigh Road Pucklechurch South Gloucestershire BS16 9RB  
<http://developments.southglos.gov.uk/online-applications/> Retention of display of 1 no. externally illuminated static fascia sign

### **Objection**

The shop sits within Pucklechurch Conservation Area and the associated SPD preservation and enhancement strategy specifically says that good quality design and the use of traditional materials should be encouraged when considering the replacement of shop fronts, advertising or signage.

PPC does not consider that what has been presented pays reference to this. Since this is a retrospective application the plans show changes compared with what is currently there. PPC appreciates the attempt to reduce the size of the name and lighting but considers the overall scheme to be intrusive of the conservation area. It does not believe the sign needs to consist of a white strip measuring over 6m in width. The Welcome window treatments are similarly overbearing and more in keeping with a large supermarket and not a village shop.

**6d: PK17/5683/F** Grove Farm Coxgrove Hill Pucklechurch Bristol South Gloucestershire  
<http://developments.southglos.gov.uk/online-applications/> Erection of 11 no. detached dwellings with access, parking, hard/soft landscape works, drainage and associated works.

### **Objection**

This application assumes that the site will be serviced by the facilities and infrastructure proposed to be constructed as part of the Emersons Green East development. However, until such time as these are constructed the site is not serviced by them and so the proposal should be assessed by the setting and facilities that currently exist. In particular the application specifies that the proposed houses would be served by the existing access from Coxgrove Hill but does not make reference to the fact that for the most part this is a single-track lane with few passing places – the level of traffic generated by these 11 properties has not been addressed and will far exceed the level of traffic currently associated with the site's equestrian use - the occupants of the proposed housing would necessarily be reliant on car travel. It is not clear how the style, design and density of housing will complement the EGE development nor whether the best use of the land available is being made in terms of the numbers of dwellings per hectare and identified housing need: none appear to be offered as affordable homes.

Councillors would also like to draw SGC's officers' attention to comments made with regard to the previously approved planning permission (PK17/3654/F) where the site is identified as an "area of archaeological significance, with remains relating to 18th and 19th century industrial exploitation of the nearby coalfield and an extensive Romano-British settlement site to the west, along with prehistoric through medieval field systems" and requests that a programme of archaeological work should be applied to any consent.

Similarly, Councillors would also like to draw attention to comments submitted by the Environment Agency with regard to PK17/007/SCO for Lyde Green Farm which covers an area of land that sits to the north of this proposal as it is not clear whether they would also apply to this site.

*“The site is within Flood Zone 1, at low flood risk, and the ideal flood zone to develop. However, the site is within an inundation zone of a raised reservoir, which is operated by Bristol Water and is designated as ‘High Risk’. A high-risk reservoir is one where in the event of an uncontrolled release of water, human life could be endangered. We advise the applicant to contact Bristol Water to obtain any further information about the reservoir and to discuss potential mitigation options for a worst-case reach scenario. The approach to mitigation should be outlined within a Flood Risk Assessment. South Gloucestershire Council’s Emergency Planning Team will also need to be consulted on the proposals.”*

**6e: PK17/5568/F** 82 Shortwood Road Pucklechurch Bristol South Gloucestershire BS16 9PJ <http://developments.southglos.gov.uk/online-applications/> Erection of single storey front extension to provide additional living accommodation

**Decision**

Refused

**6f: PK17/4983/F** 2 Lansdown Road Pucklechurch Bristol South Gloucestershire BS16 9RG Erection of a two-storey side extension to form additional living accommodation.

**Decision:**

Approved with Conditions

**6g: PK17/5404/RVC** 25C Shortwood Road Pucklechurch South Gloucestershire BS16 9PL Variation of condition 10 attached to planning permission PK17/1021/F to substitute approved drawing with A606P7a-PL713a, A606P30j-PL701B, A606P30j-PL-702B with additional information for materials A606.

**Decision**

Approved with Conditions

**6h: PK18/0182/F** 2 Abson Road Pucklechurch Bristol South Gloucestershire BS16 9RH Erection of single storey side extension to form additional living accommodation.

<http://developments.southglos.gov.uk/online-applications/>

**Action**

No Objection.

**6i: PK17/5577/RVC** Variation of condition to **PK14/1959/F** added by non-material amendment **PK16/5633/NMA** Pennymead Cattybrook Road Mangotsfield Bristol South Gloucestershire BS16 9NJ To substitute approved drawing numbers 1000 rev B and 1001 with revised drawing numbers 1000 rev C and 1001 rev A

<http://developments.southglos.gov.uk/online-applications/>

**Objection**

A previous NMA application Ref. PK16/4651/NMA was refused due to the proposed amendments being considered material rather than non-material. One of the proposed alterations included the addition of a clock tower on the roof ridge and the Officer reported that the addition of such a tower would materially alter the appearance of the roof. Since the revised plans submitted as part of the request clearly show the clock tower the variation of this condition would introduce a material consideration that has not been taken into account

and as such PPC believes should be covered by a retrospective of planning application rather than by a variation of condition. PPC objects to the clock tower because it alters the roof line of a property that has already changed in volume by a significant amount and that whilst the tower does not form part of the living accommodation it contributes to the overall visual mass of the building in a rural streetscape washed over by the green belt – this is further exacerbated by the weather vane (not shown) that adds height to the tower. The tower introduces an element of urban design that is not in keeping with a rural settlement.

**6j: PK15/3070/PNGR** Park Farm Barn Stables Parkfield Pucklechurch South Gloucestershire BS16 9NS Discharge of conditions 1 (Detailed Plans) 2 (Acoustic report) 3 (Parking provision) attached to planning permission Prior notification of a change of use from Agricultural Buildings to 2 no. residential dwellings (Class C3) as defined in the Town and Country Planning.

**Action:**

No Objection.

## **NO. 7. REPORTS**

### **7a To RECEIVE pre-submitted reports from Councillors**

Junction 18a cabinet report is expected to be presented in March 2018. It was proposed that an email is sent to Emma Blackham to ask when the report will be released.

**Action:**

Clerk to write email to Emma Blackman requested details for when the report will be released for review, this should occur prior to presentation to the cabinet. Junction 18a to be an agenda item for the 1<sup>st</sup> Meeting in March.

Cllr RD was proposing to bring a breakdown of the climate change comments for discussion with the council, but due to a computer malfunction was unable to present. Verbal presentation given which suggested that the proposed outcomes that that South Gloucestershire Council are proposing were admirable, but that no suggestions within the consultation were made in relation to how these outcomes would be achieved.

**Action:**

It was agreed the Cllr RD would submit comments highlighting the concerns with regards to this issue.

### **7b Report from District Councillors**

None received

### **7c To RECEIVE and NOTE a verbal report from the Cllr T. Symons in the absence of a clerk.**

Email sent to South Gloucestershire Council regarding planning permission comments made by Parish Council, response received as per agenda item 6a.

Emailed Edward Ware Homes confirming timings for meeting.

Email sent to Knightstone regarding Oaktree Avenue, presentation planned for March 2018 when they have instructed their second contractor for works to be done.

South Gloucestershire Council informed of Resignation of Mr C Stephens, email address and details removed from Parish Council computer & web site as request by Mr Stephens.

(5F) GB has updated Pucklechurch Web site Wessex Flood Resilience Guidance.

(5N) Email sent to South Gloucestershire Council regarding Emersons Green Running club half marathon event at Doynton for information for future events.

RS fixed the internet within the village hall, faulty line

(5u) South Gloucestershire Information regarding symbols and images used by extreme far right groups, sent to community groups and GB to put on Pucklechurch web site.

No letter sent regarding Spar Lighting as planning application received.

Notification and vacancy advert prepared for tonight's meeting Notice of election to be kept up for 14 days and sent to South Gloucestershire Council

Notification of 2018/19 precept as per local government finance act 1992 –Section 41 submitted to South Gloucestershire council.

Email response sent to parishioner regarding Potential builds on land on the edge of Pucklechurch.

## **8 Finance**

### **8a To AGREE and sign cheques**

Name		Amount Paid	Cq Number
Anna Chelmicka	Litter picking	£350.00	2525
G Boulton	Grass Cutting Play area Parkfield	£250.00	2526
Ensign Print	Pucklechurch News	£388.00	2527
Huw Morgan	Tree work St Aldams	£275.00	2528
PCA	Room hire	£35.60	2529
<b>Total</b>		<b>£1,298.60</b>	

Discussed Lemon Gazelle Proposal for Neighbourhood plan all agreed to proceed with proposal. Cost £5000.00.

#### **Action**

RD & GB to take back to Neighbourhood plan group

## **NO. 9. Agenda Items**

**9a** Proposal to improve natural fencing within the woodland area and introduction of bird and bat boxes. To consider allocating funds to allow works to be carried out.

#### **Action:**

£150.00 for shrubs, Bird and Bat boxes was proposed and agreed. RD will contact Ashfield to see if they would be interested in making the boxes will discuss with Huw Morgan relevant specifications and requirements.

**9b.** To consider articles for the next Pucklechurch News. Articles already considered: information from Dog Warden regarding dog fowling, advert for the co-option of two new Parish Councillors.

#### **Action:**

RS to create a report – Information from Dog Warden for Parishioners to understand what to do if dog fouling is witnessed. Highlight proposed South Gloucestershire Local Housing consultation, Junction 18a update proposed release of report 22<sup>nd</sup> March - advert for co-option of councillors. No Precept increase due to savings made this year by Councillors carrying out many of the administration duties. Issues regarding vandalism within the village – bus stop signs and woodland fence.

**9c.** The provisional 2018-19 local government finance settlement consultation

**Action**

No further action

**Wednesday , 21<sup>st</sup> February 2018 at 7:30pm in the Meeting Room, Pucklechurch Community Centre.**

The Council meeting closed at 21.05