

MINUTES OF THE PARISH COUNCIL MEETING HELD WEDNESDAY 6TH JUNE 2018, 7:30PM, IN THE MEETING ROOM, PUCKLECHURCH COMMUNITY CENTRE, ABSON ROAD.

PRESENT. B. Symons - Chairman (BS), G. Boyle – Vice Chair (GB), T. Symons (TS), L. English (LE), L. Putt (LP), C. Phillips (CP) and J. Bailey – Clerk.

NO. 1. TO NOTE APOLOGIES FOR ABSENCE

R. Dunning (RD)

B. Stokes – District Councillor

NO. 2. DECLARATIONS OF INTEREST

Cllr. L. English declared a non-pecuniary interest in agenda items 6a and 6b.

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

Minutes of the meeting on 16th May 2018 were accepted as a correct record of the meeting and signed by the Chairman.

NO. 4. PUBLIC PARTICIPATION

There was one member of the public in attendance who is a resident of Pucklechurch who has lived on the Shortwood Road for the past 35 years. He reported the following to the council:

Over the last few years, Shortwood Road has become a “rat run” for traffic travelling to and from Emersons Green to Yate. At certain times of the day the amount and speed of the traffic and the hap hazard parking by commuters has become quite dangerous. As Pucklechurch has an aging population with sheltered accommodation on Shortwood Road and around it (Dennisworth) and a number of elderly residents use mobility scooters to get to and from village amenities. This has been recognised by the fact that the council inserted a number of dropped kerbs to help them crossing the road.

However, these dropped kerbs and the dropped kerb outside my house and my neighbours houses just serves as a convenient way for vehicles to mount the kerbs to park on the pavements (I have personally had to dodge vehicles whist walking to the shops out of my own driveway. Furthermore, in some cases vehicles park on the pavement next to the driveways which obstruct views when entering and exiting and at times causes road blockage as we have to wait to enter the driveway as a vehicle is blocking the view to safely manoeuvre.

In my view, as area wide parking management is not in place on this very busy road, unrestricted parking should not be allowed as it:

a) compromises road safety,

b) can cause an obstruction to traffic flow,

c) can block pedestrian footpaths (particularly as this adversely affects aged and disabled members of our community)

Request

I am looking for your support and for you to please request that white lines (parking restrictions) and parking restriction notices are installed:

a) around the junction area where Shortwood Road, Abson Road and Westerleigh Road meet.

b) where dropped kerbs are installed on the Shortwood Road from the above-mentioned junction up to and including no 11 Shortwood Road.

Should a technical assessment by the Council be required as a pre-requisite, then would you please request that such an assessment is carried out within the next few months. The

assessment would need to be carried out on working days between 7:30am through 9am and 4pm through 5:30pm to obtain valid results.

NO. 5. CORRESPONDENCE

5a Damage to Play area equipment on the Recreation ground

The Roller in the play area on the recreation ground has been vandalised. Huw Morgan has reported this to the police and a quotation from Greenfields for £79.00 + VAT has been accepted.

There was a discussion around whether this shouldn't be repaired as the Parish Council have funds set aside to revamp the play equipment on the rec and this piece of equipment may be removed, however as Greenfields have already been commissioned to carry out the works and no formal decision has been made with regards to the removal of this piece of equipment the repair will take place for Health and Safety reasons.

5b Campaign to Protect Rural England E bulletin

Campaign to Protect Rural England E Bulletin for information.

Noted

5c Town and Parish Council recent Mins from 17.04.18

Mins attached for information Proposed next meeting date Monday 9th July 2018 at Poole Court with Amanda Deekes and Toby Savage attending.

Noted

5d South Gloucestershire Council Briefing Note – New Youth Activities offer in relation to delivery of council funded youth provision.

Information regarding the tender process for new youth activities for the surrounding area. Circulated to community groups

Noted

5e Filton Avenue Horfield Major Maintenance works 5-6 June 2018

For information. Circulated to community groups.

Noted

5f Letter from parishioners with regards to grass cutting in the village

Concerns as large areas of grass appear to of been missed.

The Parish Council are not happy with the quality of grass cutting in the parish and Cllr. G. Boyle has volunteered to meet with a representative of SGC to show them the areas that need addressing.

ACTION: Clerk to organise a meeting between Cllr. Boyle and Gary Meddick – SGC.

5g Major Maintenance works 14th - 23rd May Soundwell Road Kingswood.

For information. Circulated to community groups.

Noted

5h South Gloucestershire Disability Action Group.

For information and consideration to sign Data protection form. Circulated to community groups.

Noted

5i ALCA in Short May 2018

Training update on GDPR and Data Protection bill Vacancies.

Noted

5j Proposal for LED Street lighting for April 19

Street care LED Replacement Programme Meeting was held on the 31st May 2018.

Noted - District Councillor Steve Reade attended a meeting regarding the LED lights and will update the parish council in his report agenda item 7b.

5k Minutes of meeting for the Community Engagement Forum held on 23rd May 2018.

Noted

5l PCA increase in hall rates & booking agreement.

ACTION: Clerk to sign and return agreement form.

5m Preventing Radicalisation and Extremism in South Gloucestershire leaflet.

Noted

5n Healthwatch South Gloucestershire Accessible Information Standard Workshop 15th June 2018. Circulated to community groups.

Noted

5o To consider supporting Bus Franchising service

For Councillors to consider if they would like this as an agenda item.

Noted – no further action as would be more suited to larger councils.

5p Invitation from Wales & West Utilities to discuss gas distribution Network.

Circulated to community groups.

Noted

NO.6. PLANNING

6a PK18/2104/F Units 1-6 Pucklechurch Trading estate Pucklechurch Bristol
Erection of 6 No units for Class B1C, B2 & B8 uses with car parking, service areas, landscaping and associated works.

The principle of development of this land was already achieved in 2008 and was extended in 2011. It has the same ownership across the whole of the trading estate. The application is for the development of six new speculative industrial units and associated car parking and service yard areas.

Units 1 and 2 will be within the building aligned along the western site boundary whilst Units 3 to 6 will be within the building aligned along the eastern site boundary. The area separating the two buildings is given over to staff/visitor parking with provision for 44 vehicles, and a shared service yard. Each of the units has a single loading bay facing in to the service yard. The service yard is 45-metre deep with a 10-metre gap between opposite car parking space to allow access in and out of the site via the entrance to the south to Becket Crescent.

There is provision in the development proposals for a 5.2-metre-high barrier fence along the northern boundary extending between the two warehouse units.

It is assumed that, in the busiest daytime hour, the site will generate one HGV arrival or departure for each of the parking bays. This would constitute a worst-case scenario of 6 movements per hour within the site. The HGV profile is assumed to be broadly consistent across a 24-hour period, equating to 6 movements as per the protocol above, in any one night-time hour – this translates to 1-2 movements per 15-minute period.

RESOLVED: No objection in principle to the development of this site but PPC wishes to request clarification as to scale and mass of the units with respect to near neighbours and

believes that the alignment of the units perpendicular to the residential housing that sits alongside it means that the noise will be channelled towards those houses and that this will have a detrimental noise impact on the local population that is not accounted for in the noise report. Furthermore, the number of vehicle movements is speculative and Councillors are concerned that since the business use of any new occupiers is as yet undefined these levels may be exceeded – also to the detriment of near residential neighbours. Councillors would also like to know what provision is being made to reduce the possibility of light pollution from external lighting sources.

ACTION: Clerk to submit comments on SGC website.

6b PK18/2109/F Unit 7 Pucklechurch Trading Estate, Pucklechurch Bristol
Erection of 1 no unit for Class B2c, B2 & B8 uses with car parking, service areas, landscaping and associated works.

It is proposed that the Plot B site be developed to provide a single warehouse building including associated loading bays, car parking and office accommodation. The building will be aligned along the northern site boundary with a service yard and car parking to the south. This southern half of the site will be 30 metres deep with provision for 24 vehicles including 2 disabled bays. There are two loading bays, each facing in to the service yard to the south.

Access to the service yard and the car park is via Becket Court to the south.

It is assumed that, in the busiest daytime hour, the site will generate one HGV arrival or departure for each of the loading bays. This would constitute a worst-case scenario of 2 movements per hour within the site.

The HGV profile is assumed to be broadly consistent across a 24-hour period, equating to 2 movements as per the protocol above, in any one night-time hour – this translates to 1 movement per 15-minute period.

RESOLVED: No objection in principle to the development of this site but PPC wishes to request clarification as to scale and mass of the units in comparison to those of its near neighbours (residential or otherwise) as this is not clear from what has been provided. The impact on the listed buildings (balloon hangars) is also unclear with respect to scale mass and form. Furthermore, the number of vehicle movements is speculative and Councillors are concerned that since the business use of any new occupiers is as yet undefined these levels may be exceeded to the detriment of near residential neighbours with regard to noise. The application appears to be ignoring the fact that there is a building already on this site that they would need to demolish.

ACTION: Clerk to submit comments on SGC website.

6c Hair waves 12 Westerleigh Road Pucklechurch South Gloucestershire

Regarding new signs and canopy.

Response from South Gloucestershire planning enforcement regarding new sign and decision to request removal as not in keeping with the surrounding area.

Noted

6d PK18/2261/TRE 25c Shortwood Road, Pucklechurch Bristol BS16 9PL.

Works to crown 1 no walnut tree by 1m and crown lift to 2.5m on footpath side tree covered by SGTPO 44/14 dated 11/5/2015.

ACTION: Defer to SGC Tree Officer.

6e PK18/0959/F Meadow View Shortwood Road, Pucklechurch BS16 9PQ

Change of use of land from agricultural to land for the keeping of horses.

ACTION: Clerk to respond informing SGC that there is no change in PPC's previous objection comments to this application.

6f Proposed changes in planning process for South Gloucestershire Council
To discuss and review any further action.

District Councillor Steve Reade informed the parish council that this has now been pulled. No further action is necessary from the clerk.
It was noted that a briefing regarding 'Permission in Principle' has also been pulled last minute.

6g PK18/1329/F 16 Queens Road, Pucklechurch, South Gloucestershire
Erection of single storey side extension to provide additional living accommodation and store.
Notice of decision: Approve with Conditions
Noted

6h Weekly list of enforcement complaints from South Gloucestershire Council.
Includes Spar as window has been boarded up for some time.
Noted

6i PK18/1381/F 35 Parkfield Rank Parkfield Road Pucklechurch Bristol.
Erection of two storey rear extension to form additional living accommodation.
Notice of decision: Approve with Conditions
Noted

6j PK18/1582/f 65 Main Road, Mangotsfield South Gloucestershire
Erection of a single and two storey rear extensions to provide additional living accommodation.
Notice of decision: Approve with Conditions
Noted

6k PK18/2323/F Units 9-10 Pucklechurch Trading Estate Pucklechurch South Gloucestershire BS19 9QH.
Change of use of buildings from (Class B8) to mixed use (Class b1, B2 and B8) business, general industrial and storage distribution as defined in the Town and County Planning (Use Classes) Order 1987 (as amended)
Noted

6l Path between Feltham Road and behind the Sta Pub.
Noted – Planning permission was granted for this application last year.

6m LI18/1631/STM Sandwich Direct YJ67 CLX Mobile Street Trader application.
Responses no later than 9th June 2018.
Noted

6n LI18/1629/STM Sandwich Direct WV06 XTF Mobile Street Trader application.
Response no later than 9th June 2018.
Noted

6o LI18/1627/STM Sandwich Direct YJ67 CFA Mobile Street Trader application.
Response no later than 9th June 2018.
Noted

6p PK19/0243/F Village Hall, Abson Road, Pucklechurch
Erection of a single storey extension to front elevation and alterations to car park.
Notice of decision: Approved with Conditions
Noted

NO. 7. REPORTS

7a To RECEIVE pre-submitted reports from Councillors

There were no pre-submitted reports received from councillors.

7b To RECEIVE Report from District Councillor(s)

Shortwood Road

District Councillor Steve Reade was in attendance and was in support of the requests made by the member of the public regarding the parking issues on Shortwood Road. His suggestion was to involve Chris Harris – from the SGC Traffic Management Team to carry out a traffic-based report and get his professional opinion on how successful the recommendations would be in solving the issues raised.

LED Lighting

District Councillor Steve Reade met with Ryan Brown – SGC Senior Project Engineer (Lighting) regarding the LED street lighting that will be installed in Pucklechurch Parish in April '19. To summarise the meeting, the clerk has received the email below from Mr Brown:

1. Following our LED replacement programme; we shall be replacing all the lanterns within the parish of Pucklechurch, starting April '19
2. I have identified areas where additional infill lighting columns are required to comply with the British standard, where practicable.
 - a. As promised, please find an example attached of lighting calculation comparisons. I have shown the existing lighting (top left), if we changed like 4 like (top right) and what is currently proposed using infill columns (bottom middle).
3. There are a total of 5 columns which are not located within or serving adoptable highway. Ordinarily SGC's would hand over the asset to the land owner or decommission. However, this will be discussed with landowner / Parish to establish the most appropriate way forward.
4. The subway on Oaktree Avenue will need special design consideration, currently proposing to reduce the height of neighbouring lighting columns and reinstate subway lighting. I will update the parish as the design proposal progresses.
5. I will be in contact with the parish next week regarding meeting with them in Oct / Nov to explain the LED replacement programme and how this will affect Pucklechurch in further detail.
6. As requested I have attached the overview of the LED replacement programme for your information. Also available on our website www.southglos.gov.uk/LED.

7c. To RECEIVE report a verbal report from the Clerk

- Responded to email from CPRE to inform them the grant scheme is not currently open. Minutes 16th May item 5j.
- PK18/1556/F 68 Main Road Mangotsfield submitted comments on SGC website 16.05.18. Minutes 16th May item 6c.

- PK18/1951/F 68 Shortwood Road Pucklechurch submitted no objection comment 16.05.18. Minutes 16th May item 6d.
- PK18/1968/F 20 Holly Close Pucklechurch submitted comments on SGC website 16.05.18. Minutes 16th May item 6e.
- Received an update from Sam Garland 04.06.18 regarding Pennymead, Cattybrook Road Ref. COM/17/0492/OD which was circulated to council 06.06.18. Minutes 16th May item Additional Planning Matters:
 - *Our investigation has been concerned with erection of a clock tower without the benefit of planning permission. The Council would like to inform you that application PK17/5577/RVC has been withdrawn following advice being provided to the applicant. This application proposed not only regularisation of the dormer window and clock tower but proposed an additional new extension. Subsequently, we are now awaiting a new application to be submitted to the Council that just proposes the retention of the dormer and clock tower.*
- Emailed Kevan Hooper 06.06.18 with regards to the Congregational Chapel which should have been added to the monitoring compliance list and then the build monitored through to completion to ensure it is rebuilt to the approved plan. Minutes 16th May item Additional Planning Matters.
 - Response received from Kevan Hooper asking his colleague Nichola Winstone to arrange a site visit to ensure compliance.
- Sent pictures of the long grass around the parish to Gary Meddick, cc. Marcus Gill and Lee Hayward 16.05.18. Minutes 16th May item 7c.
 - I received several emails back from both Gary Meddick and Marcus Gill regarding this issue and I have circulated to council the response below from Gary Meddick - SGC:

I have attached the record of grass cutting that my teams fill in on completion of each cut, I have to disagree that no cutting happened in April as whilst your photos show some areas of long grass this is nowhere near as un-kempt as areas receiving no cuts. The record below shows we did the first cut over two weeks on four separate days, I agree not the best start but hopefully now the second cut is complete we can pick up the pace. I agree we are behind schedule as we had planned to start cutting in mid-March but as I am sure you remember we had snow on the ground and conditions after that were not ideal grass cutting weather, not much anyone can do about that I'm afraid. You are correct that the teams have changed again that is beyond my control and it does take time for new staff to bed in and become familiar with equipment and areas.

I will look in to the hedges but from memory (ex-inspector) I do not believe they are a part of the grounds establishment being either highway or landowner responsibility. I will ask Marcus to investigate this and take any appropriate actions but we have to be careful in cutting hedges at this time of year due to nesting birds. All routine hedge cutting takes place between November and February on council-maintained hedges other hedges are assessed on merit and prioritised accordingly.

I am sure that we can recover the situation going forward but if you still feel we are failing then I am happy to discuss this further. I will also ask Marcus to produce the Localism Grass plans so that teams are fully aware of the areas that your parish have contracted so that they can be prioritised ahead of other areas within the parish.

I apologise for any distress this has caused the you and parish.

RESOLVED: Action made under agenda item 5f for Cllr. Boyle to meet with Gary Meddick regarding the poor quality of grass cutting.

- Added Introduction to Livery leaflet to the PPC website 16.05.18. Minutes 16th May item 7c.
- Reported overgrown hedges in the alleyway from Abson Road past the scout hut to fixmystreet. Minutes 16th May item 7c.
- Created notice for the burial ground with regards to the removal of ornaments etc and emailed to Huw for displaying. As I didn't complete this action before my holiday I have extended the deadline until the next meeting on 20th June. Minutes 16th May item 7c.
- Responded to email from Marie Hacker, SGC Electoral Services informing her that if SGC want to contribute to the cost of the Pucklechurch News then they are welcome to advertise in it. Minutes 16th May item 9b.
- Informed Huw Morgan that Huw's Muse blog has been agreed by the council and that once he has written something to email it across to be published on the websites etc. Minutes 16th May item 9d.
- Huw Morgan is looking into the fencing around the Parkfield play area and will provide a new quotation. Minutes 16th May item 9g.
- Wrote to Revel reminding them of the conditions of the grant scheme and informed them that they must return any surplus moneys not spent as per their application form. Minutes 16th May item 9i.
- The Timico contract has now ceased and the landline number 0117 2140551 is no longer active.
- A quotation has been accepted from Greenfields for repairs to the bearings on the Rec Roundabout for £788.25 + VAT.
- The Roller play equipment on the rec needs two boards replacing (20mm garruda board 580mmx 130mm) a quotation from Greenfields to supply and fit has been accepted for £79.00 + VAT.
- I have received an email from a resident who has asked since the March recommendation to have the junction at Lyde Green, all has gone quiet. Are will still to keep the banners, window stickers etc. up until 2022?
ACTION: Clerk to respond informing the resident that these banners are on private land.

- The estimate parish council election costs for 2019 are £5073.32.

NO. 8. FINANCE

8a To AGREE and sign cheques

The following cheques were agreed and signed by two council members at the meeting:

Name	Description	Amount Paid	Cheque Number
Lemon Gazelle CIC	Neighbourhood Plan consultancy	£1400.00	2581
PCA	Meeting Room Hire May 2018	£49.80	2582
Anna Chelmicka	Litter Picking May'18	£350.00	2583
EDF Energy	Electric Parkfield/Eagle Crescent Defibs	£9.77	2584
John Hicks Associates	Annual Playground Inspection	£360.00	2585
Total		£2169.57	

NO. 9. AGENDA ITEMS

9a Request from Resident for parking restriction around the junction area of Shortwood Road, Abson Road and Westerleigh Road.

Pucklechurch currently has 5 traffic calming schemes on the SGC Local Transport list for Shortwood Road and Westerleigh Road. The parish council believe that an area wide examination should be carried out so that we don't force the parking issues to other areas of the parish.

RESOLVED: To support the request from the resident and contact Chris Harris - SGC Traffic Management Team to carry out an assessment of the area.

ACTION: Clerk to contact Chris Harris as above.

9b To CONSIDER replacing two notice boards that were vandalised.

There are two bus stop noticeboards that keep getting vandalised, Huw Morgan has repaired them on several occasions but they are now beyond repair. The cost of a replacement noticeboard is in the region of £75.00.

RESOLVED: Not to replace the two vandalised bus stop noticeboards.

ACTION: Clerk to inform Huw Morgan of the decision.

ACTION: Clerk to purchase a laminator to use for notices.

9c South Gloucestershire Council Scrutiny Commissions Gypsy and Traveller's Consultation
The following consultation was completed during the meeting:

Unauthorised encampments

Question 1:

If relevant to your own Town or Parish Council, what is the frequency of unauthorised encampments on;

- your own land
- land owned by South Gloucestershire
- private land in your own council's area.

If the answer to a-c is 'nil', please indicate below and move to Q.3

Please enter your comments here

Nil

Question 2:

Within the last 2 years, please identify:

- a. the number of unauthorised encampments on your own Town or Parish Council's land, giving their location and scale.
- b. whether the land in a) required cleaning or repair once the encampment had left, and if so, at what cost and to whom?
- c. how each unauthorised encampment was encouraged to leave, how long it took, whether South Gloucestershire Council become involved and/or whether the police became involved?
- d. whether you were aware of any support provided by other agencies and the nature of that support?
- e. the impact locally (please identify any positive outcomes or experiences as well as negative impacts and any 'best practice' gained from those experiences).

(Please distinguish between land owned by your Town or Parish Council, South Gloucestershire Council's land and private land in your area)

Please enter your comments here

Your Town or Parish Council's Procedures for dealing with unauthorised encampments.

Question 3

- a. Does your own Parish or Town Council have a policy or a procedure for dealing with unauthorised encampments on land it owns?
- b. How satisfied are you that it is effective?
- c. What improvements do you think are necessary for it to be more effective?

Please enter your comments here

No policy

South Gloucestershire Council's Procedures for dealing with unauthorised encampments

Question 4:

How satisfied are you with the effectiveness of South Gloucestershire Council's procedures for dealing with unauthorised encampments **on land South Gloucestershire Council owns?**

Please enter your comments here

It is not clear what SGC's process consists of especially as we have had no reason to call upon it and furthermore do not know whether or not the efficacy is constrained by the law.

South Gloucestershire Council's legal powers for dealing with unauthorised encampments.

Question 5:

How satisfied are you that the legal powers available to South Gloucestershire Council to remove unauthorised encampments are effective?

Please enter your comments here

We have no experience of this so we do not know

Question 6:

What could South Gloucestershire Council do differently to improve the speed with which it deals with unauthorised encampments?

Please enter your comments here

Ditto

We have no experience of this so we do not know

Legal powers given to the police to deal with Unauthorised encampments

Question 7:

How effective do you consider the police are in dealing with unauthorised encampments?

Please enter your comments here

We have no experience of this so we do not know

Question 8:

What improvements do you think are necessary to make it easier for the police to direct unlawful encampments to leave land?

Please enter your comments here

We have no experience of this so we do not know

Joint-working

Question 9:

How might South Gloucestershire Council, parish or town councils, the police, the courts and communities work together to improve community relations around unauthorised encampments?

Please enter your comments here

Better and more equitable communication of the process – there is currently none that we know of.

The Courts

Question 10:

How satisfied are you that the present court processes are effective and what improvements are necessary to ensure unauthorised encampments can be addressed more quickly?

Please enter your comments here

We have no experience of this so we do not know but we believe that cases of trespass, littering etc. such as this very rarely go to court.

Government Guidance

Question 11:

How helpful is the current Government guidance in terms of enforcement or in informing and changing behaviour (of travellers and of the community?)

Please enter your comments here

We are not aware that there is widespread knowledge or understanding of what the Government guidance consists of or that it even exists and there is a general perception that there is a level of positive discrimination that is iniquitous.

Provision of stopping places.

Question 12:

The reasons often given by travellers for camping on any land unlawfully is a lack of local authority transit sites and the absence of any temporary stopping places which would permit them to stop lawfully.

- a) What do you think might be a barrier to the provision of temporary stopping places?
- b) Would your Parish or Town Council be supportive of a temporary stopping place in your area?
- c) Would your Parish or Town Council consider making its land available for a temporary stopping place?
- d) If no suitable land were available, would your Parish or Town Council be prepared to work with private landowners to provide a temporary stopping place

Please enter your comments here

A - Lack of provision in the local plan
B- No we have the highest number of private sites in the whole of South Glos
C – No all our land is allocated for other purposes e.g. recreation/allotments
D- No see answer B – it the unitary authority's responsibility to do this

Other comments

Question 13:

Do you have any other comments to make on the issue of unauthorised encampments?

Please enter your comments here

The Council believes that the lack of provision of transit sites gives those that wish to camp wherever they like the perfect excuse to do so without redress. Lack of policy compounds the issue.

ACTION: Clerk to return the completed form to Andrew Griffiths at SGC.

9d Request from Meeting Place Communications for response to South Gloucestershire Local Plan consultation

ACTION: Clerk to respond to Nikki Davies providing the responses PPC submitted for the Local Plan Consultation.

9e Letter from Parishioner regarding Development surrounding Lyde Green Farm

RESOLVED: For the following response to be sent to the parishioner.

ACTION: Clerk to send the response below to the parishioner.

The application that has been submitted is not a planning application per se but a request for a formal opinion from SGC under the terms of Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 in respect of EWH's proposal to provide up to 450 dwellings with associated infrastructure on land at Lyde Green farm, Emersons Green – this will form part of the Emersons Green East urban extension and is integral to the EGE project.

EWH approached EGE TC in error - PPC first discussed this on December 2017 and took action:

http://pucklechurchparishcouncil.weebly.com/uploads/2/0/0/5/20059023/2017.12.06_minutes.pdf

5g: *Email from Emersons Green Town Council whose planning committee have agreed to invite Edward Ware Homes to present at their meeting in the New Year in regards to declaring an Interest in Lyde Green Farm, Lyde Green.*

Action:

Lyde Green Farm is in Pucklechurch Parish Council; RS wrote to Edward Ware Homes and also phoned. They will be in contact with us to arrange a convenient time to present the proposal. This area has been earmarked for housing as part of the Lyde green Development.

NB RS refers to PPC Chair BoB Symons – the matter was discussed again on 20/12/17:

http://pucklechurchparishcouncil.weebly.com/uploads/2/0/0/5/20059023/2017.12.20_draft_minutes.pdf

EWH came to PPC Full Council meeting in February 2018:

http://pucklechurchparishcouncil.weebly.com/uploads/2/0/0/5/20059023/2018.02.21_approved_minutes.pdf

No 4b Edward Ware Homes gave a presentation regarding residential development at Lyde Green Farm. The presentation given discussed the land on Emerson Green East

development; Edward Ware Homes are currently looking at a land holding with a potential development of 350 – 380 homes. A general overview of the plan was presented noting that 65% of the land has been assigned as gross development area, with 35% being kept for greenspace which will include a village green that will incorporate an orchard/woodland.

Edward Ware Homes are hoping to develop a site that will be sensitive to the needs of the population, whilst also taking into account the historical aspects of the area. Questions were raised regarding flood possibilities within this area, it is designated at level one, which is low risk of flooding, although there is a risk from the reservoir. Concerns were also raised with regards to pollution and the use of Coxgrove Hill as this is part of the main transport loop for the site.

Action

GB to compose the question regarding flooding and forward to the Clerk to be sent to Edward Ware Homes for consideration by their technical department.

GB to ask in South Gloucestershire Planning meeting tomorrow if the proposed houses are included in any plan.

Edward Ware Homes were not aware of the recent planning application that has been submitted near to the site. Clerk to send details of the application.

At this stage all discussions that have taken place regarding the specifics of the proposal have taken place between SGC and Edward Ware Homes. PPC is not party to any of these pre-planning discussions. PPC's role is that of statutory consultee and as such will respond to the detail of the application when it is formally submitted. The fact that what has been submitted to date does not yet constitute a planning application is supported by the last paragraph of SGC's scoping opinion which says:

"If a planning application is subsequently made for development to which the scoping opinion relates, the opinion and related documents will be transferred to Part 1 of the register with the application".

Responses to particular elements of the letter in blue below

I am somewhat concerned that, despite this being a very significant residential development, and which will impact infrastructure and services well beyond the boundaries of the proposed development, I can find no record of it in the minutes of the Parish Council Meetings over the past two years. Whilst it does border the larger Emersons Green East development it is an entirely separate and unrelated planning application.

Response: [See above – all contact has been minuted and is published on the PPC website and also discoverable by Google search.](#) SGC clearly reference this piece of land as forming part of the Emersons Green East urban extension and its future development will have to pay reference to the EGE project.

I have the following specific questions -

1. Whether or not you are aware of this development and the fact that it falls under your jurisdiction. [YES](#)
2. Whether or not you have had any discussions with the developer or their appointed representatives since the decision on the original planning

[SEE ABOVE – there has been no decision on an application. The only decision that has been made is that published by SGC in response to the application for a Scoping Opinion – this clearly sets out what more EWH has to do to satisfy the requirements of SGC in terms of detailed documentation that will have to be provided in support of an application. We await the submission of a formal planning application – EWH suggested to PPC that this would be](#)

submitted March/April but as yet it has not been forthcoming. PPC will be a statutory consultee and will respond in full when this occurs.

3. If such discussions have taken place whether details of those discussions are available under the freedom of information act.

A record of all contact there has been between PPC and EWH is freely available on our website and recorded in the Council's minutes – there have been no other discussions.

4. As residents of Pucklechurch Parish how we can best engage with you to present our concerns on the proposed development and, based on our intimate knowledge of the site, highlight areas where specialist analysis may be required to inform your thinking

Members of the public are encouraged to attend full council meetings to raise issues in person for a maximum of 5 minutes per subject. These meetings take place on every 1st and 3rd Wednesday of the month (see www.pucklechurchparishcouncil.weebly.com). Councillors may ask questions for clarification but will not enter into a discussion or respond to the issues raised at the same meeting. Should it be felt necessary Councillors will schedule an agenda item for a future meeting to address the topic. Where possible members of the public are asked to let the Clerk know 24 hours in advance if they intend to speak. Residents are also welcome to submit written materials to PPC for consideration.

Please be aware and also reassured that PPC is fortunate to have Councillors with detailed knowledge of, and who are highly experienced in, dealing with and responding to the planning process, local policies and district plans: Cllr Boyle provides training on the planning process and framing effective responses to applications to Town & Parish Councillors across the whole of former County of Avon on behalf of Avon Local Council Association. Cllr Boyle is also a professional archaeologist with an in-depth knowledge of our local historic landscape, designated heritage assets etc. and the resources that can be used to inform response/highlight omissions.

9f Request from Barrowden Parish Council to complete survey ending the division of responsibility between planning bodies and building control
<https://www.surveymonkey.co.uk/r/D7H9VKF> to be completed by the 11th June.

The survey was completed during the meeting and the following answers were submitted:

- 1 – Yes
- 2 – Yes
- 3 – Yes - multiple examples of non-compliance raised through enforcement process, this relies on parish councillor's knowledge of what has been approved.
- 4 – No – It is our experience that parish councillors are those that raise enforcement issues.
- 5 – No
- 6 – Yes
- 7 – No
- 8 – No
- 9 – Yes
- 10 – No
- 11 – No further comments made

Next Meeting will be held on Wednesday, 20th June 2018 at 7:30pm in the Shortwood Chapel.

The Council meeting closed at 21:25.