



MINUTES OF THE PARISH COUNCIL MEETING HELD ON WEDNESDAY 3RD MARCH 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), A Hemmings (AH), C Phillips (CP) and N Anscombe (NA).

In attendance: D Dunning (Clerk), Ward Cllrs B Stokes and S Reade (7.39pm)

Public Participation

None

2021/03/03 No 1. To Note Apologies For Absence

Cllr L Alford was absent

2021/03/03 No 2. Declarations of Interest

5a - Cllr English lives close to the site.

6aiii – Cllr Dunning lives on the Rank.

6ci – Cllr English lives adjacent to the trading estate.

2021/03/03 No 3. To Confirm The Minutes Of The Previous Meeting

The minutes of the meeting on Wednesday 17th February 2021 were accepted as a correct record of the meeting and were duly signed by the Chair.

2021/03/03 No 4. AGENDA ITEMS

2021/03/03 4a) To received and review play area tracker and agree any actions

Play area tracker was reviewed with no areas of concern. Agreed to request a check on the swings on the Recreation ground which appear stiff when pushed and may need greasing.

2021/03/03 4b) To review cemetery paperwork and memorial testing and agree any actions.

The Clerk reported on day one of two of the cemetery management and compliance course she is attending. Council resolved to delegate authority to the Clerk to update any paperwork and procedures in accordance with the full training. Further agreed the need to consider practicalities and costs for either in-house training (currently suspended due to coronavirus restrictions) or buy-in professional services for memorial safety testing. Clerk to report back to council.

Ward Cllr Reade joined the meeting

2021/03/03 No 5 AGENDA ITEMS TO NOTE

2021/03/03 5a) To note further correspondence regarding Rebekka's Garden.

It was noted a further letter has been hand delivered to the Clerk which included a subject access request.

Resolved to approve letter of response.

Further email correspondence received from a member of the public from outside the parish was noted.

2021/03/03 6. PLANNING

2021/03/03 6a Planning Applications

2021/03/03 6ai) P21/00849/F 19 Shortwood Hill Mangotsfield South Gloucestershire BS16 9PE

Erection of 1 no detached dwelling with access, parking and associated works.

Resolved to object.

Inappropriate development within the Green Belt contrary to NPPF and the SGC Core Strategy
The main issues here are whether or not the proposal to construct a dwelling at this site would amount to inappropriate development in the Green Belt, what effect it would have on the Green Belt, whether the location is suitable for a new dwelling in light of Core strategy and National Planning policies and if it is inappropriate development whether or not very special circumstances necessary to justify the development have been demonstrated.

The site is located wholly within the Green Belt. The National Planning Policy Framework indicates that, other than a small number of exceptions, the construction of new buildings should be regarded as inappropriate in the Green Belt. One of the exceptions allowed for is limited infilling in villages. PPC believes the application site would not amount to infill within a village as suggested by the applicant. For clarification:

- Shortwood is washed over by Green Belt, it does not have a development boundary - the proposed development site does not sit within a cluster of other properties and if developed would further contribute to ribbon development in this area and an increase in the built form at this location.
- This site appears to have no history of previously being developed, i.e., it is not a brownfield site.
- The site is currently laid to grass, enclosed by hedging and trees, with no built development within it.
- The proposal would result in the introduction of a permanent building with domestic boundary treatments where there are currently none – this would visually and spatially result in a loss of openness of the Green Belt at this location.

The South Gloucestershire Local Plan: Core Strategy (2013) sets out a framework for the location and scale of development, outlining that new development in the countryside will be strictly limited. SGC can also demonstrate a 5-year land supply for housing.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. No such circumstances have been offered that would outweigh the harm that would be done to the Green Belt and there would be additional harm resulting from the location of development in the countryside that would be contrary to the locational strategy of the development plan.

2021/03/03 6aii) P20/24141/F Land Adjacent to Shortwood Hill Mangotsfield South Gloucestershire BS16 9PE

Erection of 1 no. dwelling with associated works.

Resolved to object.

Inappropriate development within the Green Belt contrary to NPPF and the SGC Core Strategy
The main issues here are whether or not the proposal to construct a dwelling at this site would amount to inappropriate development in the Green Belt, what effect it would have on the Green Belt, whether the location is suitable for a new dwelling in light of Core strategy and National Planning policies and if it is inappropriate development whether or not very special circumstances necessary to justify the development have been demonstrated.

The site is located wholly within the Green Belt. The National Planning Policy Framework indicates that, other than a small number of exceptions, the construction of new buildings should be regarded as inappropriate in the Green Belt. One of the exceptions allowed for is limited infilling in villages. PPC believes the application site would not amount to infill within a village. For clarification:

- Shortwood is washed over by Green Belt, it does not have a development boundary - the proposed development site does not sit within a cluster of other properties and developed would further contribute to ribbon development in this area and an increase in the built form at this location.
- This site appears to have no history of previously being developed, i.e., it is not a brownfield site.
- Until recently this site was largely enclosed by hedging and trees.
- The proposal would result in the introduction of a 2- storey permanent building with domestic boundary treatments where there are currently none – this would visually and spatially result in a loss of openness of the Green Belt at this location.

The South Gloucestershire Local Plan: Core Strategy (2013) sets out a framework for the location and scale of development, outlining that new development in the countryside will be strictly limited. SGC can also demonstrate a 5-year land supply for housing.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. No such circumstances have been offered that would outweigh the harm that would be done to the Green Belt and there would be additional harm resulting from the location of development in the countryside that would be contrary to the locational strategy of the development plan.

2021/03/03 6aiii) 6aiii P21/00915/F and P21/00935/F 45 Parkfield Rank Parkfield Road Pucklechurch South Gloucestershire BS16 9NP

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

Installation of 1 no front dormer.

Resolved no comment.

2021/03/03 6aiv P20/24085/F 68 Main Road Mangotsfield South Gloucestershire BS16 9NQ

Installation of side dormer to facilitate bathroom. (Retrospective)

Resolved no reason to object.

2021/03/03 6av P21/00896/O Land at The Rosary Cattybrook Road Mangotsfield South Gloucestershire BS16 9NN (Adjoining parish)

Erection of 9 no. dwellings (Outline) with access and layout to be determined, all other matters reserved.

Resolved to object. The parish council is concerned that the site does not form part of the current development plan and is inside the Rosary SNCI, designated for a reason due to its diversity and may contravene Policy PSP19 – wider biodiversity.

2021/03/03 6b Planning decisions

None

The council raised a matter of concern relating to P20/23558/F Fleur De Lys 12 Shortwood Road Pucklechurch. Despite the parish council being required to submit its responses by 18th February 2021, further documents pertinent to the application have subsequently been uploaded to the planning portal after this deadline.

Resolved to delegate authority to Cllr Boyle to submit an additional response to these new documents.

2021/03/03 6c Planning Enforcement and other actions

2021/03/03 6ci. COM/21/0106/OD Unit 7 Pucklechurch Trading Estate Pucklechurch

Works taking place on permission PK18/2109/F after 6pm, contrary to informative 6.

There remain multiple complaints over noise and working practices. South Gloucestershire Council has informed a resident that restrictions on working hours are only advisory no conditional.

2021/03/03 NO.7 REPORTS

2021/03/03 7a To receive pre-submitted reports from Councillors.

None

2021/03/03 7b To receive report from District Councillor(s).

Ward Cllr Stokes was pleased to announce that South Gloucestershire Council had approved a £1 million Resilience Support Fund to help support residents impacted by the Covid-19 pandemic. It is aimed at reaching people who up until now have not been able to access financial assistance

2021/03/03 7c To receive report from the clerk.

- Submitted the various responses to the phase 1 local plan consultation.
- Delay to launching new website is apparently down to delays in approving domain name.
- The maintenance contractor has dismantled the structure in the woodland and the waste will be recycled at the allotments.
- Temporary markings have been installed to delineate the new allotments to allow these to be let. Approval of the allotment project using S106 monies may take up to 12 weeks.
Agreed Cllr Hemmings and Dunning to check layouts.
- Quotes for replacing the St Aldams fencing received for £560 and £405.
Agreed to accept lower quotation.
- There has been no call for an election and the council may co-opt to the vacancy.
- Received notification from Toby Savage Leader of South Gloucestershire Council (SGC) that a Parkfield youngster had written to him requesting better play equipment at Parkfield. Cllr Savage remarked that SGC likes to support parish councils improve play facilities and mentioned forthcoming CIL monies and Ward members MAF funding.
Ward Cllr Reade commented on how impressed SGC was by the young man's letter and hoped the parish council would be able to action it as soon as possible. He confirmed that in principle MAF funding would be considered for replacement play equipment.
The council confirmed it has aspirational plans for improvements to its play areas so that the whole community can benefit. It was agreed a suitable letter be sent to the young resident.

2021/03/03 NO. 8. FINANCE

None

2021/03/03 9 Future agenda items.

Ideas for S106 spend.

Press policy

Play area planning

Risk assessment allotments

Upkeep of public rights of way

2021/03/03 10. To note date of the next meeting 17th March 2021

Meeting closed at 8.28pm

Signed:

Date: 17th March 2021