

STOWEY SUTTON PARISH COUNCIL

Minutes of the Parish Council meeting held at

7.30pm on Wednesday 5th December 2018, The Methodist Church Hall (formerly known as The Link), Bishop Sutton

www.stoweysuttonpc.org

Present: Councillors K Betton (Chair), H Clewett (Vice Chair), E Balmforth, E Daly, L Kingston, and J Knibbs
Clerk: J Bryant

156/18-19 **Apologies for absence**
None received

157/18-19 **Confirmation of Minutes**
The minutes of the Parish Council Meeting held on 7th November 2018 were agreed as a true representation by all present.

158/18-19 **Public Participation**
Members of the public and press were invited to address the Chair with questions or observations within the jurisdiction of the Parish Council. 3 members of the public attended this month's meeting.

Clive Onions, Flood Representative, was unable to attend and will reschedule for the new year.

Representative of Bishop Sutton Village Hall spoke of his concern in respect of car parking at the Hall. It was suggested that the car parking could be extended onto the current site which has been identified for the MUGA and that the MUGA be moved elsewhere. Reference was made to the Bishop Sutton Cricket Club not returning to the rec Ground.

As the MUGA design and location has been awarded and was the result of a robust consultation and tender process it is not appropriate for any decisions to be made at council today. The cricket club position has not been confirmed directly to the Parish Council by them and therefore no assumptions can be made at this time. It was agreed that the matter would be referred to the relevant Working Party for discussion next time they meet.

159/18-19 **Declaration of Interest**
None received

160/18-19 **Clerk's Report**
Reports received:

- GDPR Compliance visit set for 1st February 2019
- External Auditor Report and Certificate received for 17/18 Accounting Statements
- Notice of completion published on website

161/18-19 **Planning**
New applications considered:

a) 18/05089/FUL - Lavender Cottage Sutton Hill Road Bishop Sutton BS39 5UR - Erection of single storey rear extension and an extension to the roof to increase headroom to the rear of the first-floor accommodation.

This application is to erect a single storey rear extension and an extension to the rear roof to increase headroom to the rear of the first-floor accommodation.

The application should be considered against the Adopted Stowey Sutton Neighbourhood Plan;

The application site is inside the established housing development boundary.

Policy SSHP03 Development Character, which states that:

The Neighbourhood Plan will support future housing development which will reflect the character, varied materials and varied build design as identified through the Character Assessment and should be limited to infill within the amended HDB.

The height & scale of the proposed extension together with the planned use of contemporary styling & materials which do not match the existing building will make a major change to the appearance at the rear of the property, although this is not directly visible from the street & the setting relative to the embanked rear garden will minimize the visual impact for neighboring properties.

Given the changes to the materials for the doors & windows, the scope of this proposal and the significant change from a style consistent with the streetscape to contemporary styling it is considered prudent to request a condition removing permitted development rights at this property to ensure that further development receives appropriate consideration (as B&NES did in application 18/03307/FUL Stitching Shord Farm)

Whilst the proposal does not directly meet the aims of this policy, due to the site-specific location & scale, on balance the proposal is acceptable.

Housing and Development Policy SSHP06 Lighting

Where lighting is proposed, it should be designed to avoid intruding into areas where darkness is a characteristic of the village. Any lighting scheme must not impact negatively near woodland edges or near hedgerows used by bats for foraging.

Although located on the edge of an existing area of housing development, the hedgerows & fields to the rear of the property are in an area of bat activity, as the application makes no reference external artificial lighting it will be important to include a condition to minimize the effect of artificial lighting

RESOLVED THAT: subject to the inclusion of a condition to control the effect of artificial lighting, both externally installed and spilling from any skylights, together with a condition removing permitted development rights at the property, Stowey Sutton Parish Council do not object to application 18/05089/FUL - Lavender Cottage, Sutton Hill Road.

- b) 18/05136/FUL - Holly Lodge Church Lane Bishop Sutton - Raised decking to rear of detached bungalow (revised information provided)

This application is to erect raised decking to rear of detached bungalow.

The application should be considered against the Adopted Stowey Sutton Neighbourhood Plan;

The application site is inside the established housing development boundary.

There are no neighborhood plan policies which directly relate to the size & scale of the proposed deck, however the revised submitted drawings indicate that it would be subservient to the proposed extended building & is broadly acceptable for this property.

Housing and Development Policy SSHP06 Lighting

Where lighting is proposed, it should be designed to avoid intruding into areas where darkness is a characteristic of the village. Any lighting scheme must not impact negatively near woodland edges or near hedgerows used by bats for foraging.

No details external lighting have been included within the information available, so the application does not demonstrate compliance with SSHP06.

RESOLVED THAT: subject to the inclusion of a condition to minimize the effect of artificial lighting Stowey Sutton Parish Council do not object to application 18/05136/FUL - Holly Lodge, Church Lane.

- c) 18/05135/FUL - Larch Cottage Lydes Farm Folly Lane Stowey Bristol BS39 4DW - Joint householder application at Larch Cottage and The Studio for alterations to the fenestration and entrance doors, erection of a first floor/ roof extension and a single storey extension to the north east elevation

The application should be considered against the Adopted Stowey Sutton Neighbourhood Plan.

An application for a certificate of lawful development was issued in January 2018 legitimising the changes to the property which had previously occurred which created the two separate dwellings now under consideration.

These properties are within the green belt & outside the established housing development boundary.

Housing and Development Policy SSHP01 Housing Boundary

The housing development boundary (HDB) for Bishop Sutton should be re-defined to strictly follow the existing HDB but with the addition of the strict boundary of the two already approved housing developments of Cappards and Oak Park which together total 76 houses.

The application site is outside the housing development boundary & therefore does not meet the aims of this policy.

Housing and Development Policy SSHP02 Development Scale

The Neighbourhood Plan will support infill housing, within the housing development boundary, this is likely to be small scale development and will be of an individual character in keeping with the Character Assessment, the exception to such development will be if it is deemed to be harmful to the Green Belt, or threaten the AONB which has the highest level of protection in the NPPF (National Planning Policy Framework).

The application site is outside the housing development boundary & within the green belt & whilst the application states that there is approximately a 30% increase in area, which could be considered as acceptable under the GPDO, the scope of the proposed first floor extension at The Studio will significantly increase the volume & visual impact of the building, which will compromise the open aspect of the location, therefore the application does not meet the aims of this policy.

Housing and Development Policy SSHP03 Development Character

The Neighbourhood Plan will support future housing development which will reflect the character, varied materials and varied build design as identified through the Character Assessment and should be limited to infill within the amended HDB.

The application site is outside the housing development boundary & therefore does not meet the aims of this policy.

Housing and Development Policy SSHP04 Property Size

In accordance with the 2014 housing needs survey the Neighbourhood Plan supports infill development which proposes to build small (1 and 2 bedroom) low cost open market houses.

The application is to increase the residential capacity of The Studio from two to three bedrooms, therefore the application does not meet the aims of this policy.

Housing and Development Policy SSHP06 Lighting

Where lighting is proposed, it should be designed to avoid intruding into areas where darkness is a characteristic of the village. Any lighting scheme must not impact negatively near woodland edges or near hedgerows used by bats for foraging.

No details external lighting have been included within the information available, so the application does not demonstrate compliance with SSHP06.

Summary

This building is within the green belt & will substantially increase the visual impact of the buildings.

The current application does not meet the aims of the adopted Stowey Sutton Neighbourhood plan policies SSHP01, SSHP02, SSHP03, SSHP04 & SSHP06.

RESOLVED THAT: Stowey Sutton Parish Council do not support application 18/05135/FUL - Larch Cottage & The Studio Lydes Farm Folly Lane Stowey.

Decisions received:

- a) 18/03307/FUL - Stitchings Shord Farm Stitchings Shord Lane Bishop Sutton – PERMIT with conditions including:
11 Removal of Permitted Development Rights - No extensions or alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 2015 (or any order revoking and re-enacting that Order with or without modification)) no extension, external alteration or enlargement of the dwelling(s) or other buildings hereby approved shall be carried out unless a further planning permission has been granted by the Local Planning Authority.

Reason: Any further extensions require detailed consideration by the Local Planning Authority because of the location of the dwelling within the Green Belt and AONB.

Note

The applicant is advised that the planning permission for the temporary dwelling approved under application 15/03929/FUL expired on 31st August 2018 and should be permanently removed from the land and the land restored to its previous condition.

162/18-19

Community Engagement Working Party Updates

Updates received from working parties:

- a) Recreation Ground

Lot of activity looking at work redone on pathway and different subcontractors brought in by Hags to complete. Quite clear the most recent stone used to make good what was not the same as originally used. Consensus from WP, following lengthy discussion and feedback from parishioners, is no payment is made for footpath work at this time.

RESOLVED THAT: clerk to formally write to Hags asking for proposal to put right. No part payment to be made until plan received.

RESOLVED THAT: clerk to write to Jane Robson to indicate to her the HAGS experience of delivery on this project and to be mindful of this on future projects.

- b) Community Library

Great advertising in local press, and fabulous opening. Library side is extremely buoyant, and we do not have enough books for library users. 6-week review meeting with B&NES next week and one of the points on agenda is number of books. B&NES will provide some stats on book usage. Library policy is users can take up to 20 books at a time, we will

request max 4, or increase in books. 2nd hand books not very buoyant at present, so may drop this next year after a few more months and if upgrade to more library lending books is approved. Library has become a mutual support place for different generations of the parish.

163/18-19

District Councillors Report

Health and wellbeing board – development meeting that solely pick 2 agencies to put forward recommendations of how social health should go forward. Done by voluntary organisation, promoting preventative agenda. If you can prevent people from going to hospital it saves a lot of money. Waiting for agency propositions on how Parishes can help with the preventative model.

CLEANAIR agenda still prominent for B&NES. Focus on compliance with submission to be made by 31st December. See website for statistics and information <http://www.bathnes.gov.uk/bath-breathes-2021-overview/clean-air-bath>

164/18-19

Correspondence

Correspondence noted:

- Somerset District Miners Welfare Trust request for information regarding trust and land registry. – publicly available on charities commission and land registry.
- Bishop Sutton Community Church request for signage ‘sockets’ to be placed in Village Hall Car Park for signage (agreed by Village Hall Committee) – not supported in that location as distracting to highway.

165/18-19

Consultation on the B&NES Local Plan 2016 - 2036: Options and related projects

Parish Council response considered. Closure of all associated consultations is 7th January 2019.

Cllrs Clewett & Betton will work on draft response and will circulate ready for next month when we will need to agree a formal response.

166/18-19

PCAA

Parish Council response for Bristol Airport Planning Application could not be considered as yet to be on North Somerset Council planning website. Report on letter to Interim Director for Public Health NSC received. Suggest succinct response to this. Delegate to clerk with support of Cllrs Clewett & Daly.

167/18-19

Hedgerows, roads, pavements, ditches and drains

Reports received:

- Drains - reports of flooding up Sutton Hill Road (Sutton Hill Yard/Foxbury and Old Granary). Residents are having to wear wellies when walking around! Reported to Clive Onions.
- Sutton Hill Road near Whitecross, 2nd and 3rd drains on way down blocked and causing flooding down Sutton Hill Road.
- Work on Stowey Hill Road, top left, full of potholes – clerk to report.

168/18-19

Footpaths

Reports received regarding current condition of Burlledge – now impassible. Understand no further repairs to be made due to cattle movements.

RESOLVED THAT: Clerk to write to Avon Wildlife asking them when they engage with tenant can they ask he makes Burlledge safe.

169/18-19

Youth Provision

B&NES proposal received for Quarter 4 provision (January-March 2019) at £1220 to be funded by S106 funding.

RESOLVED THAT: Parish Council approve the proposal for Quarter 4 Youth Provision with B&NES.

170/18-19

Chew Valley Santa Sleigh

Donation request received from Chew Valley Santa Sleigh, now run by Bishop Sutton Primary School Society, £100 towards the funding of the event along with a copy of the route. Chew Stoke 10th December, Bishop Sutton 17th December.

RESOLVED THAT: Request for £100 donation approved subject to receipts and report back regarding event engagement.

171/18-19

Dial A Ride

Request received for a grant of £50 for financial year 2019/2020. £45 was granted last year. On average 70 door to door trips are undertaken within our parish each year not including any car/hospital trips that are carried out by volunteer drivers.

RESOLVED THAT: request for £50 grant approved for 2019/2020 financial year.

172/18-19

Training & Meeting Updates

Chew Valley Forum received an update from Police, increase in criminal activities. AGM, report of activity from previous year – to be circulated. Be vigilant as criminal activities very active in area.

The Wigan Deal was presented which is about building communities. The Deal is an informal agreement between the council and everyone who lives or works there to work together to create a better borough. Wigan have done this successfully and Frome have also successfully used the model. This links to the healthcare preventative agenda previously mentioned by Dist Cllr Pritchard.

Cllr Clewett is now vice chair of Chew Valley Forum.

Finances

- a) Initial draft 19/20 budget reviewed, no comments received. Precept setting will be at January PCM. Any suggestions must be brought forward before January for consideration within Precept.
- b) Received the monthly statement.
- c) Received cheques for signature, and BACS for authorization.

December PCM		£	
Miss J E Bryant	Clerks wages	£	697.97
Mr M Filer	Cleaners Wages	£	140.40
HMRC	Tax & NI	£	204.68
Smith of Derby	Millenium Clock	£	646.80
Oak Accountancy Services Ltd	Prep of payrolls for q/e 30/10/2018	£	38.40
Filers Coaches	Surgerly Bus - November 2018	£	120.00
New Leaf	Village Hall & Millenium Garden maintenance	£	280.00
Stowey House Farm	Cleaning Fluids	£	17.30
Stowey House Farm	Cleaning Fluids	£	15.00
Stowey House Farm	Cleaning Fluids	£	17.30
Stowey House Farm	Cleaning Fluids	£	17.30
CPRE	Annual Membership renewal	£	36.00
Miss J E Bryant	Petty Cash - broom & shovel for cleaner	£	21.26
Royal Mail	P O Box 1290 annual renewal	£	267.00
Liz Kingston (reimbursement)	Cabinet lock for library	£	22.85
Liz Kingston (reimbursement)	Level 2 award in Food Safety for Catering (library)	£	14.40
Liz Kingston (reimbursement)	Spare Milk tubes for library coffee machine	£	11.49
Anywan.com	delivery of sofas for library (reimbursed Chew Magna Baptist Church)	£	78.00
Grand total		£	£ 2,646.15

Date of Next Meeting

Wednesday 2nd January 2019.