**STOWEY SUTTON PARISH COUNCIL**

**Minutes of the Parish Council meeting held at**

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

[www.stoweysuttonpc.org](http://www.stoweysuttonpc.org)

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Present: Councillors K Betton (Chair), H Clewett (Vice Chair, E Balmforth, E Daly, L Kingston, and M Arnold (arrived 8.30pm)

Clerk: J Bryant

098/18-19 **Apologies for absence**

Cllr Arnold to be late, Cllr Knibbs not present.

099/18-19 **Confirmation of Minutes**

The minutes of the Parish Council Meeting held on 1st August 2018 were approved.

100/18-19 **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.

4 members of the public attended this month’s meeting.

EA were due to attend but must defer as have only just received report and is not yet analysed. Should attend in October.

101/18-19 **Declaration of Interest**

None

102/18-19 **Clerks Report**

Reports received:

* Speed Watch Initiative update – training later this month, initiative to start end Sept early oct. Further speeding concerned raised today.
* Herriots Pool Layby – Bristol Water to replace the railings and interpretational signage in this layby. Have offered a copy of their interpretational signage and opportunity to put SSPC logo on the sign. Request copy before considering.
* Fortnightly Councillor’s newsletter to be produced to reduce number of emails going to Councillors.

**RESOLVED That:** Clerk to request copy of Bristol Waters interpretational signage to consider

103/18-19 **Planning**

New Applications considered:

1. 18/03307/FUL - Stitchings Shord Farm, Stitchings Shord Lane Bishop Sutton, BS39 5UD, Erection of an agricultural workers' dwelling house.

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

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 and 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 and cannot be described as infill development, additionally the site is within both the Green belt and AONB, 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 and cannot be described as infill development, therefore the application 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 build a 2/3-bedroom property, however the illustrations provided show a substantial property with a large detached garage, which will not be offered on the open market, therefore the application does not meet the aims of this policy.

Housing and Development Policy SSHP05 Sustainability Impact

All planning applications must address the sustainability of each proposal and the impact on the whole community, in order to assess the mitigation necessary to balance the impact on the existing infrastructure and community.

No information has been provided with the application to show the impact of the development on the sustainability of the wider community & its infrastructure, 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 information has been provided with the application to show how the impact of external lighting for the development will be sited and its effects mitigated, therefore the application does not meet the aims of this policy.

Other Considerations

Location

The area of this proposed development is adjacent to the existing developed farm yard area but appears to primarily be undeveloped agricultural land within both the AONB & Green Belt.

Agricultural workers dwelling requirement

Stowey Sutton Parish Council understand the need to provide housing for rural workers close to agricultural business units & have considered the financial viability reports included with the application.

Conclusion

Whilst the principle of providing a workers’ dwelling with an agricultural tie is broadly considered acceptable for this farm business, Stowey Sutton Parish Council can find no justification for development at this location which further encroaches within the AONB & Green Belt.

The site already contains an agricultural workers’ dwelling, which was constructed without planning permission, which has twice received time limited exemptions to enforcement action requiring its removal, the most recent of which expired on 31st August 2018.

Redevelopment or removal of this dwelling would release a similar area to that required for the current application, but within the existing developed farmyard curtilage, which could be considered a far more acceptable way of meeting the need for an agricultural workers’ dwelling for this business.

Stowey Sutton Parish Council voted not to support application 18/03307/FUL in its current form.

1. 18/02543/FUL - Chew Valley Lake Walking & Cycle Trail, Walley Lane, Chew Magna, Creation of a leisure trail for walkers and cyclists around Chew Valley Lake (including associated engineering works). NOW AMENDED SUCH THAT THE EASTERN SECTION AND SOUTHERN SECTION ARE NOW EXCLUDED FROM THE APPLICATION. PERMISSION NOW SOUGHT FOR NORTH-WEST SECTION ONLY (overview as shown in document entitled 'Chew Valley Lake Recreational Trail North West Section', May 2018, Sustrans/Bristol Water).

Stowey Sutton Parish Council have been long-term supporters of the Chew Valley Recreational Trail; indeed, the adopted Stowey Sutton Neighbourhood Plan includes two policies which directly support the development of the Chew Valley Recreational Trail, SSRT03 & SSRT05.

Stowey Sutton Parish Council have no objection to the proposal for the North West Section, as shown in document entitled 'Chew Valley Lake Recreational Trail North West Section'.

However, concern was raised over the number of documents relating to other areas of the proposed Chew Valley Recreational Trail, which were not included in the withdrawn documents list & which still appear as live elements of the application on the B&NES planning portal, despite not relating to the North West Section.

The reversing of parts of the document reference numbers, appear to re-validate these documents as part of the current application, at best this creates a climate of confusion for those examining the proposal & leaves the process open to challenge due to the impression of lack of transparency created by such Machiavellian actions.

A significant number of issues relating to the current proposal remain, these concerns are detailed below, but due to the severity and number of concerns, whilst we remain committed to the introduction of a recreational trail, Stowey Sutton Parish Council remain unable to support the application for areas other than the North West Section in its current form.

Issues directly relating to Stowey Sutton Parish

The revised proposal is to route users through East Woodlands at Sutton Wick, this is an area of Special Protection & remains one of the most untouched habitats surrounding the lake, which will be forever damaged by the removal of trees and creation of a 3m wide path, leading to the loss of a significant wildlife habitat.

The ecology reports for this location are incredibly superficial and offer nothing in the way of tangible mitigation measures.

The revised proposal now appears to simply ignore the issue of the route trail users take once entering Stitchings Shord Lane from the southern end, presumably hoping inertia will take people to the Twycross section via Ham Lane, without the need to consult on increasing usage of this area.

Safety of users in Stitchings Shord Lane & Ham Lane was identified in the Sustrans Consultation Summary Report as the single highest point of public concern, no approval should be given for the East Woods Section until highway safety issues are addressed for users exiting this section within Stowey Sutton.

Reinstating the previously supported routing to direct users via footpaths CL20/29 & CL20/30, as shown in earlier versions of the CV recreational trail could resolve this if, following discussion with landowners, agreement to re-route properly fenced footpaths around field edges could be achieved.

Both Stitchings Shord Lane & Ham Lane are single track lanes, with no pedestrian facilities, Ham Lane is a very busy "cut through" route for traffic travelling to Bristol, & although adequate for the current usage these lanes are not suitable for increased walking & cycling volumes.

The proposal is to upgrade footpaths in several other areas to the standard required to become part of the Chew Valley Recreational Trail & Stowey Sutton Parish Council can find no reason shown in the submitted application to justify not taking the same approach to the trails route within our parish following consultation with the landowners to ensure a low impact routing can be agreed.

Stowey Sutton Parish remain unable to support the currently proposed route through our parish.

Issues relating to the application in general:

* The application ,makes reference to an anticipated 30,000 users annually for the trail, however no provision has been made to provide parking facilities for these users, the verges surrounding the two existing picnic areas, as well as verges around the lakeside viewing laybys, are frequently used for parking by visitors, unable to find capacity within the existing car parks, this can only be exacerbated by the increased demand that the Chew Valley Recreational Trail will create.
* No provision has been made to provide toilet facilities for the anticipated 30,000 users, no provision is made for refreshments or for dealing with the waste of the pets of these users.
* No study has been included indicating the impact on local traffic movements of an additional 30,000 users.
* The standard of the ecology reports included with the published application is incredibly superficial, lacking evidence of any site-specific surveys & offering only generalised platitudes about addressing issues as they arise as the project is implemented.

The proposed route will have a significant impact on the habitat of bats, otters, newts and other species & yet no attempt has been made to provide evidence that an appropriate level of investigation and mitigation planning has occurred.

It is difficult to understand how such superficial reports can be considered as acceptable for such a large project, when individual householders and small businesses within our parish have previously been required to provide much more detailed reports, from suitably qualified specialists, for projects of far less impact.

If this were an outline application there may be an argument to defer detailed ecology & habitation reports, but as this is a full planning application it cannot be considered as reasonable level of consideration, even if there is an unstated intention to address these issues through reserved matters planning conditions.

As B&NES Council is described as a partner organisation in the development of the Chew Valley Trail, acceptance of such superficial ecology & habitation reports, together with the lack of planning for traffic & parking issues will leave any decision to approve the application in its current form open to challenge by judicial review.

Policies illustrating Stowey Sutton Parish Councils support in principle, although not the detail, of the current Chew Valley Recreational Trail route.

Road 6118 and Transport Action Policy SSRT03 Footpaths

The Neighbourhood Plan supports improvements to existing footpaths and the provision of safer and more extensive footpaths throughout the village and parish, including pedestrian friendly access to:

* The Herriotts Mill area which contains a farm shop, restaurant and children’s leisure area.
* Bishop Sutton village, site of a Church and an extensive retail outlet.
* Chew Valley Lake area, providing extensive leisure facilities, a tea room and a farmer’s market.
* This will be promoted through the use of funding from CIL and grants where available.
* Extend and upgrade the footpath along the A368 linking the villages of Stowey & Bishop Sutton

Road and Transport Action Policy SSRT05 Cycle and Walk for Recreation

The Neighbourhood Plan supports provision of safe and accessible walking and cycling facilities for leisure purposes. For example, the leisure opportunities already available at Chew Valley Lake need to be optimised by the provision of a safe cycle and footpath route that provides improved access to the lake, whilst avoiding any detrimental impacts on the special nature of the designated Special Protection Areas and Special Area of Conservation. Reference policy SSRT03.

Decisions noted regarding the following planning applications:

1. 18/02810/VAR - Chosen Hill Farm Double House Lane Chew Magna BS40 8TH, Variation of Condition 2 (Agricultural Workers) of application 18/01832/FUL (Consolidation of two dwellings into one with an agricultural tie). - PERMIT

104/18-19 **Community Engagement Working Party Updates**

Reports Received:

1. Recreation Ground

To receive full report:

1. Marvellous rec ground play area, gym and football nets are being used by 50 people plus per day during holidays. Has been a pleasure seeing this each day. Various challenges in terms of building pathway causing a delay. Hopefully will be finished by the end of this week.
2. Tender for MUGA posted August and review undertaken 4th September by available Working Party members. 9 tender submissions received and reviewed. Scoring completed using 50/50 model on costings and qualities. Some tenders had insufficient detail, so information was gathered to ensure fairness in evaluation. Wicksteed came out on top, guarantees, maintenance, overall marking. If supported by Parish Council, they can start on 5th November 2018. Working Party recommend that Parish Council proceed with Wicksteed.
3. To consider making MUGA planning application and associated costs.

B&NES have confirmed Planning permission not required for MUGA, falls under Permitted Development Rights.

**RESOLVED that:** Clerk to award MUGA Tender to Wicksteed

1. The Community Library

First Sub-Committee meeting held, minutes circulated. Small report given on journey to date. Saturday morning book sorting has given us a dry trial run of what the library will feel like. Training undertaken (approximately 24 people so far). IT training next week. B&NES cannot meet our start date of 22nd Sept, so delayed until October People who run system wanted 2 months’ notice and despite having notice, they advised could not give B&NES coding in time. May do soft launch sooner and formal big launch later in October.

Terms of Reference were drafted and refined at Sub Committee. Delegated authorities including within the Terms of Reference, mainly financial. Sub Committee Chair proposed the full Parish Council approved prepared Terms of Reference for adoption.

Keyholders register will be established to ensure opening and closing is monitored properly.

Amended Community Run Library Agreement provided by B&NES, change of dates and amendment of 3 clauses, requires a new signature by clerk.

Terms of Reference state single transaction expenditure over £500 must to be referred to full council. Quote for front doors and railings to be painted £520 received. Given effect that cleaning carpet has had, to have doors and railing painted would lift the ambience. Propose decorator is appointed for this community meeting space, with permission of church.

Awaiting broadband installation. If Truespeed require a signed lease agreement, the clerks’ signature will be required.

**RESOLVED that**: Community Library Sub Committee Terms of Reference adopted

**RESOLVED that**: Clerk to sign and return to B&NES new Community Run Library Agreement

**RESOLVED that**: Quotation £520 approved for painting of front doors and railings of The Link for Community Library using PC delegation from Community Fund.

**RESOLVED that**: Clerk to sign Truespeed lease agreement when received

105/18-19 **Youth Provision in Bishop Sutton**

A meeting is taking place with Youth Connect to explore future youth provision in Bishop Sutton, for anyone interested in helping. Parish Council have £1k in Youth Provision fund to support a youth group. Provided we could do this within our precept we could support hall hire and limited professional expertise. In principal we would welcome proposals that we could consider, provided focus on older age range who currently use Youth Bus ( 13+ age range). Lounge area would be a good base for the teenage group through the winter. Younger ones are already catered for.

0106/18-19 **District Councillors Report**

Introduction of pilot scheme for 1- year increased enforcement activity against environmental crimes. Fly tipping, Dog fouling, litter dropping. Private contractor engaged, 7 days per week district crime officer. £150 fine per offence with a reduction for immediate payment. Only way to address the abuse as no in-house capabilities within District to address. Bristol have already implemented this over past year, just re-awarded for 4 years. Proven by Bristol as effective initiative.

107/18-19 **Correspondence**

* Volunteer litter picking started on recreation ground. Parish Council have obtained a waste transfer license to remove waste from Recreation Ground and transfer to official waste contractor removal company.
* WW1 Battle's Over - Beacons of Light across country. Council will support any initiatives put forward for this celebration.
* Theatre Company have requested permission to position a Scarecrow in village hall grounds for Harvey’s Scarecrow Festival this October.

**RESOLVED that**: clerk to communicate permission to place scarecrow in village hall ground subject to no removal of car parking visibility or usage.

108/18-19 **Hedgerows, roads, pavements, ditches, and drains**

Noted:

* Potholes between Stowey Quarry and White Cross
* Byway completely impassible
* Between Cappards and new estate, hedge is over pavement, no man’s lane.
* Hedges at top of Ham lane, shop side, are heavily overgrown and impeding road
* Bonhill, Brook Edge to new development, overgrown hedges

109/18-19 **Footpaths**

Consultation for PROW CL20/6 footpath diversion has closed with no objections. Work starts 13th September. Cost to Parish Council £440.00+Vat

110/18-19 **Training and Meeting Updates**

Noted:

1. B&NES ALCA AGM - Note Cllr Betton is no longer Standards Representative
2. HELAA – site assessments need to be done by October 31st, 2018

**RESOLVED that**: clerk to commence research for HELAA

111/18-19 **Request from Publisher**

Publishers of ‘Neighbourhood Planning in Practice’ Book have requested permission to use Stowey Sutton Neighbourhood Planning Group Committee structure image in the publication.

**RESOLVED that**: clerk to confirm permission with non-exclusive, world English-language volume rights and marketing/publicity usage along with credit of our organisation and copyright within the book and a free copy of publication.

112/18-19 **PCAA**

Bristol Airport Noise Action Plan 2019-2024 consultation expires 2nd October 2018. PCAA have provided their suggested response to the consultation. The focuses are current noise assessment, which is not adequate, and raises other issues about noise and night flying.

**RESOLVED that**: Clerk to respond to Noise Action Plan consultation using PCAA wording and to confirm support to PCAA of their document.

113/18-19 **Football Ground Lease**

B&NES have missed review date and now put onus on Parish Council to trigger future reviews. B&NES state ‘time is not of the essence’ despite specific dates being used in the contract. They were looking to backdate the increase to April 2017 but have now agreed to only backdate to the start of this financial year. Football Club have been made aware of this increase. Cllr Charles Gerrish, Cabinet Member for Finance and Efficiency, advised in lieu of any formal legal challenge the increase must stand. As that would be costly, Parish Council must concede under duress as not prudent to gamble with rate payer’s money. B&NES behavior has been disgraceful during this ‘review’.

114/18-19 **Finances**

1. Note Finance Working Party to meet early Autumn to start budget setting process
2. Quotation for Finger Post work received £1250+vat, grant receive £1252 to cover.
3. Monthly Financial Statement received, and cheques signed, and BACS authorised.

**RESOLVED that**: Clerk to award Finger Post work to Mathew Thornhill of Mat’s Imaginarium



115/18-19 **Date of the next meeting**

Wednesday 3rd October 2018.