

STOWEY SUTTON PARISH COUNCIL

Minutes of the Parish Council meeting held at

7.30pm on Wednesday 3rd April 2019, The Methodist Church Hall (formerly known as The Link), Bishop Sutton

www.stoweysuttonpc.org

Present: Councillors K Betton (Chair), H Clewett (Vice Chair), E Daly, L Kingston, L Balmforth

Clerk: J Bryant

001/19-20

Apologies for absence

Apologies received and accepted from Cllr Knibbs who is unable to attend, and Cllr Arnold who will be late (7.45pm arrival).

002/19-20

Confirmation of Minutes

The minutes of the Parish Council Meeting held on 6th March 2019 were approved.

003/19-20

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.

7 members of the public attended this month's meeting.

004/19-20

Declaration of Interest

Cllr Daly declared an interest in item 6a on the agenda.

Cllr Betton declared an interest in item 6e on the agenda.

005/19-20

Clerk's Report

Chew Valley Lake, Heriott's pool new signage shared.

Stowey Finger posts are now fixed and re-situated.

Youth Service Cluster next meeting 11th April 2019. SSPC to send a representative.

Awareness raised to an Environment Agency Consultation open for Hinkley C which is open for comment until 4th June 2019. Comments are invited and further details can be found on village notice boards and on the parish council website.

Woodcroft bus shelter has had its brickwork damaged and has graffiti painted on it.

RESOLVED that Clerk to engage with builder to repair to a cost of £200.00 + vat.

006/19-20

Planning

New Applications considered:

- a) 19/00998/CLEU - Stowey Mead Farm, The Street, Stowey - Carrying out works to commence the conversion of the existing building pursuant to application 10/03563/FUL

This application has been considered against the Stowey Sutton Neighbourhood Plan & no prescient policies have been identified .

Parish Council records show that Stowey Sutton Parish Council supported this application when it was first discussed in October 2010.

Stowey Sutton Parish Council are not aware of any information that would contradict the statutory declaration included with the current application.

RESOLVED that Stowey Sutton Parish Council do not object to this application

- b) 19/01018/FUL - 27 Highmead Gardens, Bishop Sutton - Erection of single storey rear extension and rear dormer loft conversion

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 inside the housing development boundary and therefore meets 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 inside the housing development boundary and can be described as infill development, however due to the proposed size, cannot be described as small scale, therefore the application only partly meets 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 inside the housing development boundary and can be described as infill development & whilst the design shown in the application drawings for the front of the building broadly matches the design of the existing & neighbouring properties, consideration must be given to the intention of raising the ridge height by 1 metre, which would be out of character for that area of the streetscape.

The proposed design for the rear of the property differs significantly from the existing design & could have a significant impact on the streetscape as viewed from Church Lane.

On balance the proposal does not meet the aims of this policy, due to the site-specific location & scale.

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 convert a 3-bedroom property to a 5-bedroom property, 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.

Although located in an existing area of housing development, the hedgerows & fields close to 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 Stowey Sutton Parish Council do not support this application.

- c) 19/01194/FUL – Parkfield, Wick Road, Bishop Sutton - Erection of single storey front extension to garage to create home office

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 inside the housing development boundary and therefore meets 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 inside the housing development boundary and can be described as infill development, however due to the proposed size, cannot be described as small scale, therefore the application only partly meets 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 inside the housing development boundary and can be described as infill development & whilst the design shown in the application drawings for the front of the building broadly matches the design of the existing & neighbouring properties as such the proposal will not adversely affect the streetscape.

On balance the proposal is meets the aims of SSHP03.

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 does not alter the number of bedrooms & is not relevant to this application.

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 in an existing area of housing development, the application makes no reference external artificial lighting it will be important to include a condition to minimize the effect of artificial lighting

Business and Employment Policy SSBE04 Homeworking

Building alterations that support homeworking for residents will be supported in principle by this Neighbourhood Plan.

The creation of a home office meets the aims of this policy, however it is important not to permit commercial activity within a residential area, so if granted a restriction should be considered to prevent commercial activity or deliveries at the property.

RESOLVED That Stowey Sutton Parish Council do not object to this application providing restrictions are included to meet the aims of SSHP06 on external lighting & restrictions on commercial activity & commercial deliveries at the property to meet the aims of SSBE04, as it otherwise meets the aims of neighborhood plan polices, SSHP01, SSHP03, SSHP04 & SSBE04.

- d) 19/01243/FUL - 20 Summer Leaze, Bishop Sutton - Erection of single storey rear extension

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 make it subservient to the existing property & the planned use of materials which complement the existing building will meet the requirements 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.

As the application makes no reference external artificial lighting & as this property borders the Batch, an established bat habitat, it will be important to include a condition to minimize the effect of artificial lighting both externally installed and spilling from the skylights (for instance the fitting of skylight blinds for night time use).

RESOLVED that subject to the inclusion of a condition to control the effect of artificial lighting, both externally installed and spilling from any skylights, Stowey Sutton Parish Council do not object to this application.

- e) 19/00787/FUL - Whatley House Ham Lane Bishop Sutton - Conversion of stables and attached barn to 3 holiday lets

After declaring a conflict of interest Cllr Betton handed over to Cllr Clewett to chair this application discussion.

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, in addition the site is within the green belt & as such 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, in addition the site is within the green belt & as such 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 1- & 2-bedroom property's, however as these are for holiday lets and not to add to the housing stock 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.

The proposed development is outside the housing development boundary & largely away from other properties, close to hedgerows, fields & open countryside which is currently an area of night time darkness, with no street or other significant artificial lighting & is likely to be an area of bat activity.

The application shows large glazed areas to the rear of the development, with no description of measures to mitigate the effects of light spill beyond the property, Stowey Sutton Parish Council are particularly concerned about this aspect of the design as being inappropriate for the relatively remote location.

In addition, the application makes no reference to external artificial lighting therefore if B&NES are minded to approve the application it will be important to include a condition to minimize the effect of artificial lighting, through the use of window dressings such as blinds & curtains as well as by considerate design for external features.

RESOLVED that although the application does not meet the aims of the relevant neighbourhood plan policies after consideration of the site specific conditions, on this occasion at the meeting of Stowey Sutton Parish Council it was resolved to support the application providing conditions are included to either significantly reduce the glazed area to the rear of the development or to ensure that effective measures are used to prevent light spill at night & controls are in place to ensure that accommodation users put such measures into effect without fail, furthermore a condition to minimize the effect of external artificial lighting should be included to maintain the character of this area where artificial lighting is otherwise absent. As per the Ecology Officers comment a request for further bat and other wildlife survey and report would be recommended.

The applicant confirmed that action is being taken in respect of the Ecology Officer's request for a bat and other wildlife survey.

Cllr Clewett handed back chair to Cllr Betton.

Decisions noted regarding the following planning applications:

- a) 19/00117/FUL - The Orchard Sutton, Hill Road, Bishop Sutton - Erection of single storey rear extension - **PERMITTED**

007/19-20

Community Engagement Working Party Updates

Reports Received:

a) Recreation Ground

- **MUGA** – work commenced this week, old play equipment now removed. Should safely be completed within timescales agreed. After marking out it has been noted that the new MUGA falls far within the scale of the old play area and will leave old tarmac around the outside. Wicksteed has offered the opportunity to have this tarmacked over at the same time at an extra cost of £616 + vat with labour free. Wicksteed have offered goody bags for any grand opening that may take place.

Big thank you to parishioner Derek Maltby who has provided us with photographs of the ongoing work from his hot air balloon!

RESOLVED that Clerk to inform Wicksteed to proceed with the additional tarmac at a cost of £616 + vat.

- **Community Garden** – raised beds all built and installed. Big thanks to volunteers Bob Dabinett, and Lawrence Baker for doing this hard work by hand and wheelbarrow with support from Sally Monkhouse. Local groups are now invited to plant vegetables and fruit. The mound will be reshaped, and flowers sown.
- **Pathway** – HAGS have agreed to mix the surface to give a more blended effect. Have asked to start next week but in view of current contractor for MUGA on site and school holidays starting we have asked them to return after Easter.
- **CCTV** – Tender process ongoing.

b) The Community Library

Informal report received. Book sort undertaken and any books we have been unable to use were sent to The Book Barn. We will continue to accept book donations, and any books not suitable for our library will go to The Book Barn who will in turn send library enquiries to Bishop Sutton Community Library. Further mobile shelving received from Paulton library negating need for fixed shelving. B&NES expecting increase to Option A to take place in May. Waiting for confirmation, we are ready to receive.

008/19-20

District Councillors Report

Report received:

Clean Air Zone positive agreement made, cars will not be charged to go through Bath City Centre. Entrance improvements to Bishop Sutton Football ground all approved and ready to commence.

009/19-20

Training & Meeting Updates

Parish Liaison Meeting was focused on elections and process. A commitment has been made to look at scheduling of this meeting going forward as regularly clashes with many Chew Valley parish council meetings.

010/19-20

PCAA

Junction 21 parking proposal discussed which will be seeking planning irrespective of whether Airport planning is approved or not.

Local MP Support noted regarding 'calling in' Bristol Airport application to Secretary of State for judicial review, including that of our local MP Jacob Rees-Mogg.

Chair Hilary Burn to step down at AGM on 18 July 2019 and new candidate for chair is being sought.

In view of workload being required of the Chair and volunteers associated with PCAA and expert advice being sought, it was agreed by the PCAA to meet the legal costs following legal advice and communication, this totals £1k plus vat. It was

'crowd funding'

further agreed to set up '~~cloud flooding~~' with account being held by the solicitor firm with the PCAA pledging £1.5k. SSPC agreed to support any proposed increase in subscriptions to PCAA which might be proposed at the AGM in July 2019.

Potential airspace change proposals under CAP1616 14.3 and Annexe 'a' - PCAA to write to the Civil Aviation Authority to find out more information about the form of 'engagement' which should already be in process with Bristol Airport given the possible changes to flights/pathways under 7 thousand feet, BA do not appear to have made any attempt to engage with stakeholders.

011/19-20

Hedgerows, roads, pavements, ditches and drains

Ham Lane, recent resurfacing has already broken up. Images forwarded to Dist Cllr Pritchard for attention. The village 'Stowey' sign on the left-hand verge at Stowey Crossroads, the supporting upright is dangerously eroded.

A large pothole on right hand side towards top of Sutton Hill Road, surface eroding.

Denny Lane general road surface broken up requiring attention as heavily used road.

RESOLVED that Clerk to log these issues with B&NES.

012/19-20

Public Transport

Service 135 has a service to Weston Super Mare from Bishop Sutton on Fridays during school holidays only. It has a request stop returning to the village outside of holidays but no journey leaving village first thing. This is the only amendment to the service.

RESOLVED that Clerk to make a request on behalf of the Parish Council to consider this request.

013/19-20

Footpaths

Cradle Bridge up to kissing gate, could Sheila Petherbridge and her volunteers team put a couple of steps in. Many local residents are elderly, and steps would assist in making this more passable for them.

RESOLVED that Clerk to engage with Sheila Petherbridge about this proposal.

014/19-20

Correspondence

Bishop Sutton Village Hall have requested Parish Council consider contributing £100 towards latest water bill which has significantly increased following excessive use of water by pathway contractor.

RESOLVED that £100 one-off contribution to be made towards the Village Halls water bill.

015/18-19

Finances

- i. Monthly Financial Statement received
- ii. BACS payments and cheques authorised.

April PCM		£
Staffing Costs	Wages & HMRC	£ 897.61
Amazon	Internet lead (reimburse Cllr L Kingston for library)	£ 3.39
Currys PC World	Chromebook (reimburse volunteer J Stirrup for library)	£ 258.99
Weaver Demolition	Sleepers (for Community Garden)	£ 1,170.00
Bath & North East Somerset Council	Football ground rent	£ 500.00
Chew Valley 10k	Crowd Barriers grant	£ 555.00
Dial A Ride	Transport service grant	£ 50.00
Filers Coaches	Surgery coach	£ 120.00
Oak Accountancy	Payroll preparation for quarter ended 31st December 2018	£ 38.50
Mat's Imaginarium	Stowey Finger post repairs	£ 1,600.00
SLCC	CiLCA registration for Clerk	£ 350.00
Unity Trust	Quarterly Charges	£ 18.00
Stowey House	Sorgene disinfectant	£ 56.00
Stowey House	Half moon stakes (for Community Garden project)	£ 64.80
Bishop Sutton Village Hall	Donation towards water bill (pathway contractors excess use)	£ 100.00
Red Lion	Volunteer Welfare (reimburse Cllr Clewett)	£ 40.60
R O Dando & Sons	Corner braces & Nails for Community garden (reimburse Cllr Clewett)	£ 75.12
R O Dando & Sons	Galvanised wire nails (reimburse Cllr Clewett)	£ 10.08
New Leaf	Village hall and millenium garden maintenance	£ 80.00
Branched Out Tree Services Ltd	Tree maintenance at Bishop Sutton Recreation Ground	£ 480.00
Grand total		£ £ 6,468.09

016/18-19

Date of the next meeting

Wednesday 15th May 2019 which will include the Annual Parish Meeting, Annual General Meeting of the Parish Council, Annual General Meeting of Recreation Ground Trustees and Monthly Parish Council Meeting.

EXCLUSION OF PRESS AND PUBLIC RECOMMENDED:

That pursuant to the provision of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for the following items of business by reason of the confidential nature of business to be transacted – public excluded from meeting to discuss a staffing matter.

017/18-19

Human Resources

Introduction of National Minimum Living Wage noted.

May meeting is delayed due to elections. Contractual payments must still be made on first Wednesday of May.

RESOLVED that Chair and Vice are delegated authority to make May's regular contractual payments on 1st May 2019 and report at May meeting on 15th May 2019 accordingly.