

STOWEY SUTTON PARISH COUNCIL

Minutes of the Parish Council meeting held at
7.30pm on Wednesday 4th December 2019, The Link, Bishop Sutton BS39 5UU
www.stowesuttonpc.org

Present: Councillors K Betton (Chairman), H Clewett (Vice Chair), E Balmforth, E Daly, And J Knibbs,
Clerk: J Bryant

167/19-20 **Apologies for absence**

Apologies received an accepted from Councillors Kingston and Arnold.

168/19-20 **Public Participation**

Members of the public and press were invited to address the Chairman with questions or observations within the jurisdiction of the Parish Council.

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

169/19-20 **Confirmation of Minutes**

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

170/19-20 **Declaration of interest**

None received.

171/19-20 **Clerk's Report**

Clerk reported:

- Clerk is booked onto CiLCA course commencing 20th January 2020. Parish Council note that overtime may be required in order to undertake course and required homework.
- A comment from Stowey Sutton Parish Council was incorrectly recorded on a delegated report by B&NES Planning for a Chew Magna application reference 19/02303/ADCOU. This has now been removed.

172/19-20 **Planning**

i. The following planning application was considered:

- a) 19/04815/FUL - 10 Summer Leaze, Bishop Sutton, Erection of single storey rear extension (Resubmission).

This is a partial resubmission of 19/02769/FUL - 10 Summer Leaze, Bishop Sutton, Erection of single storey rear extension with the removal of the previously proposed conversion of detached garage to 'granny annexe' to be used as ancillary accommodation to the main dwelling.

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

This property is within the extended housing development boundary and outside the green belt & AONB.

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 & therefore does 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 inside the housing development boundary & outside the green belt. The size and location of the proposed extension together with the applications statement that the proposed style & materials will match the dwelling indicate that the proposal will meet the aims of SSHP02.

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 size and location of the proposed extension together with the applications statement that the proposed style & materials will match the dwelling indicate that the proposal will meet the aims of SSHP02.

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

No details external lighting have been included within the information available, or measures such as blinds to control the spill of artificial lighting at night through the roof lights, which is particularly important for a property located on the edge of the village, adjacent to woodland and green space as the application site is, so the application does not demonstrate compliance with SSHP06.

Summary

Whilst the proposed extension part of the application meets the aims of the adopted Stowey Sutton Neighbourhood plan policies SSHP01, SSHP02 & SSHP03, it does not demonstrate compliance with the aims of SSHP06.

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 does not object to 19/04815/FUL relating to the single storey extension.

- ii. The following planning decisions were received:
 - a) Appeal Ref: APP/F0114/W/19/3220503 - The Nursery, Folly Lane, Stowey, Bristol BS39 4DW. The application Ref 18/02321/ADCOU, dated 25 May 2018, was refused by notice dated 19 July 2018. The proposal is for the change of use of the building and physical alterations to it, and as such relates to the types of development set out under Schedule 2, Part 3, Classes Q(a) and Q(b) of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO) respectively. The development proposed is conversion of Venlo-type commercial greenhouse to single residence. To be accomplished by the removal of the existing glass curtain walling, retention of the galvanised steel frame, concrete ring beam and mini-pile foundations, followed by construction of new walls between the retained framework clad in timber. Removal of the glass curtain roofing system and replacement with a flat roof using EPDM technology – **APPEAL DISMISSED** by the Inspectorate.

- b) 19/01018/FUL - 27 Highmead Gardens, Bishop Sutton, Erection of rear extension, loft conversion and front porch – **PERMITTED**

RESOLVED that Clerk to write to Head of Planning and Chief Executive regarding lack of acknowledgement of Stowey Sutton Parish Councils concerns regarding height of extension with reference to Neighbourhood Plan. cc District Councillors to correspondence.

173/19-20

Chew Valley Santa Sleigh

A request was made for a donation to help with repairs to Santa's sleigh to enable this charity event to take place this year.

RESOLVED that Stowey Sutton Parish Council will donate £25 towards the cause payable to Bishop Sutton School Society.

174-19-20

Stanton Drew Neighbourhood Plan Consultation

The Draft Stanton Drew Neighbourhood Plan has been submitted to Bath & North East Somerset Council by Stanton Drew Parish Council. It is subject to a period of public consultation which will run from the 22nd November 2019 – 24th January 2020 at 5pm.

Stowey Sutton Parish Council will consider its response as a consultee at January 2020's Parish Council Meeting.

175/19-20

Bishop Sutton Community Library

A report was received from the Sub Committee highlighting the minutes from the Bishop Sutton Community Library Sub-committee meeting held on 19th November 2019.

The library has celebrated its first birthday. It has become a proper community hub always providing a friendly welcome and some very fine cake. The Parish Council thank all volunteers who have helped to create this community hub and make it the success it is.

Christmas closing is confirmed. The last session before Christmas will be Saturday 21st December, with re-opening as usual from Thursday 2nd January 2019. A small party for all Library volunteers will take place on Monday 23rd December 2019.

The Sub-Committee proposed its draft budget of £6225.00 for 2020/21 with request to Parish Council set at £3750.00.

RESOLVED that Stowey Sutton Parish Council include this draft budget within its draft budget for Precept 2020/21.

RESOLVED that Stowey Sutton Parish Council approve £100 budget for volunteers' welfare/party from the Library reserves.

176/19-20

District Councillor's Report

Cllr Pritchard reported he has attended training on planning and reports that training for understanding of planning applications is to be provided for parish council's in the near future.

177/19-20

Meetings and Trainings

Reports were received.

- B&NES Council Priorities and Key Financial Plans:
 - Date: Tuesday 17th December 2019, Time: 6.30pm - 8.30pm, Venue: The Banqueting Room, The Guildhall, High Street, Bath, BA1 5AW
 - Date: Thursday 19th December 2019, Time: 6.30pm - 8.30pm, Venue: Community Space, 5 Temple St, Keynsham, BS31 1HA
- The next Chew Valley Forum will take place on Monday 24th February 2020.
- PCAA – information circulated:

- Modernisation of Airspace Cap 1616
- North Somerset Survey commissioned by Bristol Airport
- Weston Town Council objections to the proposed planning
- NSC Airport Application Planning Page still open for commenting on planning application 18/P/5118/OUT
- Decision on expansion planning delayed, to be considered by North Somerset Council in the New Year. An exact date has not been set but North Somerset Council's planning and regulatory committee meetings are scheduled for 22 January, 19 February and 18 March.

178/19-20

Policies and Procedures

Updated policies received:

- a) Safeguarding Policy
- b) Health and Safety Policy
- c) Donations Guidelines
- d) Equality and Diversity Policy

RESOLVED that Stowey Sutton Parish Council adopt updated policies detailed above.

179/19-20

Youth Provision

Change in service provider to Young Bristol appears to have gone smoothly with numbers of attendees stable. A report will be provided with feedback from service users for January Parish Council Meeting.

Impact Group (meets on Mondays at Village Hall) would like to make the shelter (old shed) on the recreation ground more welcoming and usable for those who wish to use it for its intended purpose. Intention is to engage with Young Bristol to paint the shelter together.

RESOLVED that Stowey Sutton Parish Council permit Impact and Young Bristol to empty shed and sure up together with responsible Contractor but hold off on painting until review in new year.

180/19-20

Hedgerows, Roads, Pavements, Ditches and Drains

A report has been made of the refuse lorry cutting the corner in Lovell Drive damaging the ground. This report has been forwarded to B&NES for action.

A water leak has been reported on The Street opposite The Link.

181/19-20

Footpaths

Reports of a stile obstruction at Milford Head have been investigated by PROW team. A flap has been built in for dog access below the step.

Summer Leaze/Sutton Hill Road – rotten and wobbly post. Report for removal.

182/19-20

Correspondence

Correspondence received:

- Bishop Sutton Pre-School provided thanks to those who created the Remembrance Day memorial which enabled their small people pay their respects.
- A suggestion from a parishioner regarding alternative use of bus stop S106 funding has been forwarded to B&NES for consideration
- Glass has recently been cleared from MUGA by a resident
- Flooding update – Clive Onions (Flood Rep) is still chasing Bristol Water for action.
- The previous Youth Provision provider are disappointed to not have been awarded the ongoing contract for Stowey Sutton and have requested feedback.

RESOLVED that Clerk to obtain and have installed a 'No glass beyond this point' sign for the MUGA

RESOLVED that Clerk to respond to Youth Connect South West with basis for decision made in November 2019.

183/19-20

Finances

- a) A second draft of 20/21 budget was received. Proposed budget is £35,895 with a proposed precept of £23,625. This proposed budget includes the needs of the Community Run Library detailed in the sub-committee report. Proposed parish increase would equate to 7.5 pence per week per household increase for a band D property. In 2019-20 the average Band D parish precept for Stowey Sutton was £31.29, B&NES Parish average was £41.52.
- b) The monthly Financial Statement was received.
- c) Cheques for signature, and BACS for authorisation were presented and approved.

December PCM		£
Staffing costs	Wages, Tax & NI	£ 1,028.16
Royal Mail	P O Box renewal	£ 270.00
New Leaf	Village hall and millenium garden maintenance	£ 250.00
F&M Technology GMBH	Barcode scanner and stand for library	£ 100.98
Universal Silk Screen Printers	CCTV signage	£ 10.08
KPCM Display Ltd	CCTV signage	£ 4.98
Stowey House	Domestos Blue 5L	£ 18.00
Filers Coaches	Surgery coach	£ 120.00
Wickes	Primer for remembrance soldiers	£ 17.50
CPRE	Annual Membership renewal	£ 36.00
Currys PC World	ADVENT HB112 4-port USB 2.0 Hub	£ 5.99
Oak Accountancy	Payroll preparation for q/e 30th September 2019	£ 40.32
Bishop Sutton School Society	Donation for Santa's Sleigh repairs	£ 25.00
Grand total		£1,927.01

184/19-20

Date of the next meeting

The next scheduled meeting of the Parish Council is on Thursday 2nd January 2020 (note change from Wednesday (previously approved) due to that being New Years' Day.