

STOWEY SUTTON PARISH COUNCIL

Minutes of the Parish Council meeting held at

7.30pm on Wednesday 3rd July 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 and ~~M Arnold~~ J Knibbs

Clerk: J Bryant

067/19-20

Apologies for absence

Apologies received and accepted from Cllr Arnold.

068/19-20

Confirmation of Minutes

The minutes of the Parish Council Meeting held on 5th June 2019 were approved.

069/19-20

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

070 /19-20

Declaration of Interest

Nothing declared.

071 /19-20

Clerk's Report

Report received:

- Old cricket sheds are empty and ready for dismantling
- New interpretation signage now installed at Herons Green and Herriott's Pool at Chew Valley Lake
- West of England JSP Examination hearing program underway in the Guildhall, stage 2 hearings commence in September
- Confirmed AGAR has been received by PKF, and public inspection under way
- Complaint regarding MUGA closed by Environmental Health Dept, B&NES, due to insufficient evidence from complainant at this time

072/19-20

Planning

The following planning applications were considered:

- a) 19/02769/FUL - 10 Summer Leaze, Bishop Sutton, Erection of single storey rear extension and conversion of detached garage to 'granny annexe' to be used as ancillary accommodation to the main dwelling.

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

This application is comprised of two distinct & unconnected developments;

Part one is to add a ground floor extension to the existing dwelling

Part two is to convert the detached garage into a new dwelling

Each part of the application should be considered individually against the Adopted Stowey Sutton Neighbourhood Plan.

Part One, Erection of single storey rear extension

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 for foraging.

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 Part One, Erection of single storey rear extension

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

Part Two, conversion of detached garage to 'granny annexe' to be used as ancillary accommodation to the main dwelling

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.

Whilst the application states that this application is for an annex to 10 Summer Leaze an examination of Google mapping clearly shows that the garage to be converted is not only detached but actually 8.8m (over 27½' from the main dwelling), the plans clearly indicate that it is entirely capable of functioning as a standalone dwelling with kitchen, bathroom, living & double bedroom sleeping accommodation.

The application states that the development will have no effect on the parking for 10 Summer Leaze, but it is self-evident that converting a double garage into a dwelling will reduce the available parking by two spaces, furthermore no allowance is made for the potential increase in parking required by the additional resident(s) occupying the converted garage.

Whilst the size and infill location do meet the aims of SSHP02, the unaddressed reduction in parking space does not achieve the aims of the policy & on balance the visual harm of potentially displaced parking will outweigh the benefit of the additional dwelling.

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.

Whilst the application states that the conversion of the garage is to create an annex to be used as ancillary accommodation to the main dwelling, the proposed developments plans clearly indicate that it is entirely capable of functioning as a standalone dwelling with kitchen, bathroom, living & double bedroom sleeping accommodation, as such the proposed new dwelling has no amenities, such as parking or leisure space, which is out of character for the immediate area.

Whilst the size and infill location do meet the aims of SSHP02, the unaddressed reduction in parking space & failure to include any external amenity space does not achieve the aims of the policy & on balance the visual harm of potentially displaced parking will outweigh the benefit of the additional dwelling.

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.

Whilst the application states that this application is for an annex to 10 Summerleaze, the plans clearly indicate that it is entirely capable of functioning as a standalone dwelling & is not functionally dependent on the main property.

As an annex to 10 Summerleaze the proposed building would create a dwelling with a combined number of bedrooms significantly above the size targeted by SSHP04, further reducing the settlements stock of smaller properties, as such the current application does not meet the aims of SSHP04.

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 Part Two, conversion of detached garage to 'granny annexe' to be used as ancillary accommodation to the main dwelling

Whilst the proposed conversion of the detached double garage meets the aims of the adopted Stowey Sutton Neighbourhood plan policies SSHP01, on balance it does not meet the aims of SSHP02, SSHP03, SSHP04 & 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 do not object to the part of application 19/02769/FUL relating to the single storey extension, however we do not support the conversion of the detached double garage into dwelling accommodation in the proposed form.

- b) 19/02739/ADCOU - Land North of Highbanks, The Street, Stowey, Prior approval request for change of use from agricultural barn to dwelling (use class C3) and associated operational development.

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

The application site is outside the established housing development boundary & within the green belt.

This application is for Prior approval request for change of use from Agricultural Barn to Dwelling, whilst this application would appear to meet the criteria for permitted development, as it maintains the footprint & most of the material of the existing building, with minimal changes for doors and windows as required to make the building habitable, there are other considerations, which on balance outweigh the benefits of the proposal.

This application is under the General Permitted Development Order 2015, schedule 2, part 3, Class Q, however section Q2 (1) of that order states the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

(e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order

The remote location of this building, a significant distance from other dwellings, as well as shops, services and public transportation makes the site impractical and undesirable to change from agricultural use.

Policy SSHP04 Property Size, which states that:

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. Other types and sizes of dwellings on infill sites will be supported if they reflect identified housing needs.

The application meets the requirements of this policy.

Policy SSHP02 Development Scale, which states that:

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).

As the existing building is outside the housing development boundary and within the green belt and as per the submitted aerial image shows Stowey Sutton Parish Council do not believe that the location can be described as "infill development", the application therefore conflicts with SSHP02

Highway Concerns

We are concerned that the access lane serves several other properties and due to the inadequate width and lack of proposed passing places poses a potential danger to traffic on The Street in Stowey, should two vehicles meet in opposing directions on the lane.

Stowey Sutton Parish Council believe that as the application fails the "impractical & undesirable" location test in the General Permitted Development order and whilst it meets the requirements of SSHP04, this is outweighed by the conflict with SSHP02, as the development will harm the openness of the Green Belt.

RESOLVED that Stowey Sutton Parish Council do not support application 19/02739/ADCOU

- c) 19/02632/FUL - 48 Woodcroft, 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 it will be important to include a condition to minimize the effect of externally installed 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, Stowey Sutton Parish Council do not object to application 19/02632/FUL - 48 Woodcroft, Bishop Sutton, Erection of single storey rear extension.

Decision Noted:

- 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 – **LAWFUL**
- b) 18/02543/FUL - Chew Valley Lake Walking and Cycle Trail Walley Lane Chew Magna, Creation of a leisure trail for walkers and cyclists around Chew Valley Lake (North-Western section only), including associated engineering works. – **PERMIT**
- c) 19/00787/FUL - Whatley House Ham Lane Bishop Sutton, Conversion of stables and attached barn to 3 holiday lets – **PERMIT**
- d) 18/05135/FUL - Larch Cottage Lydes Farm Folly Lane Stowey, 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 – **PERMIT**

073 /19-20

Bishop Sutton Community Run Library

Quarterly meeting with B&NES took place last week. Fresh adult books expected in August. When new stock received, we will have a 'relaunch'. Summer Reading Challenge is being rolled out to all local schools; Bishop Sutton will be part of this initiative. We are doing our own advertising of this challenge with our local schools to encourage children (and their families) to use our local lending library rather than needing to venture into Bath. We have also been able to put leaflets inside local newspapers.

074 /19-20

Bishop Sutton Recreation Ground

Two perpetrators apprehended whilst causing damage to fence at play area. Case with Avon & Somerset Police. Working Party still exploring CCTV options with local companies. Raised beds, resident has offered to sort stinging nettles and weeds and generally tidy up.

075 /19-20

Youth Provision

Service transfer delayed until 1st August 2019 (not confirmed). Proposed service option with Youth Connect South West considered from September to December 2019 whilst we continue to explore options.

RESOLVED that Clerk & Cllr Clewett to arrange meeting with the Youth Service Team, and also with Timsbury Parish Council to discuss if a joint offer would be feasible.

076/19-20

IMPACT Event

Event to take place 18th-20th July 2019, In conjunction with Highbridge Alpha Point Youth Bus. All essential paperwork has been audited by our Clerk who is satisfied of its propriety.

RESOLVED that Stowey Sutton Parish Council support this youth event for the community

077/19-20

Bishop Sutton & Stowey Transport Survey

Following a meeting last year with Simon De Beer of B&NES regarding the Local Plan, it was determined that a survey of transport usage and needs would support future planning. A draft survey was circulated and reviewed by council and those in the public gallery. An Associate Professor from University of Bath has assisted with this proposed survey and it has been tested by a number of local residents. The results will be collated by the Associate Professor and reported out. Envelopes will be donated by Melborough Estates Ltd who have also offered franking and leaflets at cost (no profit).

RESOLVED that survey agreed and be delivered to all parish residencies together with a pre-paid envelope for return.

078/19-20

District Councillors Report

Cllr Pritchard informed council about the Chew Valley Neighbourhood Plan and its operation, Suggest council engage as possible opportunity to join with the working party for youth provision.

RESOLVED that Clerk to engage with Chew Valley Neighbourhood Working Party to assess appetite for Youth Provision across Chew Valley.

079/19-20

Training and Meeting Updates

Reports Received:

- Special Chew Valley Forum - Monday 15th July between 6pm and 7.30pm in the Library of Chew Valley School, Chew Lane, Chew Magna BS40 8QB. Main focus is transport and highways following recent numerous road closures that caused major disruption in the valley
- Next Interagency Meeting - Tuesday 9th July 2019, 12pm - 2pm, Chew Magna Baptist Church, Chew Magna, BS40 8SP

080 /19-20

PCAA (Bristol Airport)

Reports received:

- Bristol Airport Noise monitoring underway in Bishop Sutton. Planned to be reported at August Parish Council Meeting

- Next PCAA meeting is July 18th where representative from CAA is attending to give a presentation
- Airport Planning Consultation still open for comment - Planning application 18/P/5118/OUT
- 'Aviation Learn In' session took place on Monday 1st July at Wrington Memorial Hall to inform residents about consequences of expansion of Bristol Airport. Greenhouse gases and environmental pollutions etc rather than just physical impacts and carbon footprint. Transport policies and what they actually mean rather than what we might think they mean. Proposed changes to current flightpaths and turning points were shared. Whilst many negative aspects are well known, some are less well known. ICPC estimates we have 12 years to ensure global warming does not exceed 12.5%. Govt targets for CO2 reduction do not include flights or shipping. Stansted airport expansion has been refused. Recent local elections have changed the administration at North Somerset Council which has created an opportunity for the application to be reviewed. The application is still open for comment and you are encouraged to write an objection if you feel strongly.

081 /19-20

Hedgerows, roads, pavements, ditches, and drains

Reports made to B&NES:

- Road Closure sign left behind at Bonhill Lane
- Damaged bench at entrance to Cappards Estate
- Flytipping on crossroads of Stowey and Nanny Hurns Lane by fingerpost
- Road surface crumbling on A368 on bend to the east of Stowey crossroads
- Fridge dumped at Stitchingshords Lane

RESOLVED that Clerk to request confirmation from B&NES Highways when cats eyes will be replaced on Walley Lane

082/19-20

Footpaths

Japanese knotweed removal commenced, still some more to be removed at cradle bridge.

083/19-20

Correspondence

Correspondence received:

- Correspondence received regarding coaches driving through Stowey where a weight limit of 7.5tonnes is in place. Referred to Avon & Somerset Police and B&NES Highways who advise service vehicles are permitted to exceed the weight limit when in service. Avon & Somerset monitoring the situation.
- Bishop Sutton AFC would like to put up a gate on matchdays to prevent unauthorised access to paying matches – not PROW and acceptable within terms of lease.

084/19-20

Finances

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

July PCM		£
Staff	Salaries	£ 817.85
HMRC	Tax & NI	£ 130.22
Methodist Circuit	Link use apr-sep19 PC	£ 120.00
Methodist Circuit	Link use apr-sep19 CRL	£ 1,040.00
Ian Dagger	Internal Audit	£ 50.00
Hello Print	APM Leaflet printing	£ 50.39
Rialtas	Alpha Financial Software	£ 800.52
New Leaf	2019	£ 540.00
Amazon	Leaflet display stands for library	£ 14.38
ICO	GDPR Data Protection Registration annual fee	£ 40.00
Bishop Sutton AFC	Grass Cutting June 2019	£ 70.00
Unity Trust Bank	Quarterly Bank Chargers	£ 18.00
Filers Coaches	Surgery Coach June 2019	£ 120.00
Geni Printing	Car park signage for library	£ 115.20
Grand total		£ 3,926.56

- Bank transfer authorised
- New Rialtas accounting software is now in operation, reporting format will change in coming months

085/19-20

Date of the next meeting

Wednesday 7th August 2019.