

STOWEY SUTTON PARISH COUNCIL

Minutes of the Parish Council meeting held at
7.30pm on Thursday 2nd January 2020, in The Link, Bishop Sutton BS39 5UU
www.stoweysuttonpc.org

Present: Councillors K Betton (Chairman), E Balmforth, E Daly, J Knibbs, And L Kingston
Clerk: J Bryant

2020/01

1. Apologies for absence

Apologies received and accepted from Councillors Clewett and Arnold.

2. Confirmation of Minutes

The minutes of the Parish Council Meeting held on 4th December 2019 were approved.

3. Public Participation

Members of the public and press are entitled to attend the meeting unless the Parish Council by resolution enters confidential session, in accordance with the Parish Council Standing Orders. Within this session, members of the public can address the Chairman with questions or observations, within the jurisdiction of the Parish Council. *As issues raised may not relate to items on the agenda no resolution for action can be taken.*

3 members of the public in attendance.

A certificate of recognition was presented to parishioner Rebecca Dix to recognise her nomination for the 2019 Chelwood Bridge Rotary Award.

4. Declaration of interest

No declarations of interest were declared.

5. Clerk's Report

The Clerk will adopt an updated method of numbering minutes effective January 2020 in line with CiLCA training.

Shelter on recreation ground made safe and in use. Trampoline pit has been used by frogs for birthing etc. drainage good, just water levels creating higher water content at present.

Community Library closed for Christmas after session on 21st December 2019 and re-opened on 2nd January 2020. Volunteer team had a Christmas party to celebrate their success and unwind on 23rd December 2019. Viability of extra day now being assessed and residents survey taking place.

6. Planning

i. The following planning applications were considered:

- a) 19/04923/LBA - The Lodge Sutton Court Sutton Court Access Road Stowey, BS39 4DN, External works for the erection of a 2.5m high 50m long wooden fence at one section of the garden boundary

There are no Stowey Sutton adopted neighbourhood plan policies that would directly impact on the proposal for the erection of a 2.5m high 50m long wooden fence at one section of the garden boundary.

However the submitted drawings indicate that the proposed 2.5m high 50m long wooden fence would not be an undue impact on the setting, & is proportionate for the property, maintaining the existing planted buffer between the property & adjacent road, the application is broadly acceptable for this property.

RESOLVED that, Stowey Sutton Parish Council have no objection to the application.

- b) 19/05243/FUL - The Lodge Sutton Court Sutton Court Access Road Stowey, BS39 4DN, Erection of a 2.5m high 50m long wooden fence at one section of the garden boundary

There are no Stowey Sutton adopted neighbourhood plan policies that would directly impact on the proposal for the erection of a 2.5m high 50m long wooden fence at one section of the garden boundary.

However the submitted drawings indicate that the proposed 2.5m high 50m long wooden fence would not be an undue impact on the setting, & is proportionate for the property, maintaining the existing planted buffer between the property & adjacent road, the application is broadly acceptable for this property.

RESOLVED that, Stowey Sutton Parish Council have no objection to the application.

- c) 19/04452/FUL - Poole Farm Sunnymead Lane Bishop Sutton, Erection of a triple garage for domestic use

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

The application site is outside the established housing development boundary & within the AONB, which carries the highest level of protection within the NPPF.

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 further develop for residential use under existing planning policies.

Application 18/02323/FUL which was permitted by B&NES Council 10/09/2018 allowed for the conversion of an existing barn located immediately adjacent to the proposed development, into a new single dwelling house, thus already increasing the residential impact on this remote & visibly exposed area of the 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 proposed development is outside the housing development boundary and is within the AONB, which carries the highest level of protection within the NPPF & 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 proposed development is outside the housing development boundary and is within the AONB, which carries the highest level of protection within the NPPF & therefore 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.

Whilst the application describes the proposed development as a triple garage with loft, the design with three full height stone arches on the ground floor, three rooflights to the west and a dormer window giving generous height and views to the east, together with a Juliette balcony to the south strongly suggest that another purpose is possible for this accommodation.

The location precludes this application as being described as infill development

Furthermore the application claims that the east elevation is in stone to match the existing building, but this is extremely disingenuous as the stone facing is limited to the narrow columns bordering each arch and the thin course supporting the roof, all other elevations are to be clad in cedar which does not match the existing built environment as shown in the Character assessment which forms part of the Stowey Sutton Adopted Neighbourhood Plan.

The proposed development is outside the housing development boundary and is within the AONB, which carries the highest level of protection within the NPPF, the proposal cannot be described as infill development and the palette of materials selected do not match the surrounding properties character & 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 proposed development is for a dwelling sized building for non-residential use & therefore 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 of external lighting or measures to control the spill of light from the roof lights have been included within the information available despite the property being in the AONB & a known bat foraging route, so the application does not demonstrate compliance with SSHP06.

Highway Concerns

Stowey Sutton Parish Council are concerned that the access via Sunnymead lane, which is a narrow, unadopted lane which serves several other properties, poses a potential danger to users due to the inadequate width and lack of passing places.

Stowey Sutton Parish Council conclude that the application does not meet the aims of policies SSHP01, SSHP02, SSHP03, SSHP04 & SSHP06 of the adopted Stowey Sutton Neighbourhood Plan, fails to address concerns over access and offer no mitigation to address concerns over wildlife such as the bats identified in a survey for application 18/02323/FUL previously permitted at this property.

RESOLVED that, Stowey Sutton Parish Council do not support application.

- ii. The following planning decisions were received:

- a) 19/04398/FUL – Highbanks, The Street, Stowey, Erection of single storey residential annexe - **PERMITTED WITH CONDITIONS**
 - b) 19/04815/FUL – 10 Summer Leaze, Bishop Sutton, Erection of single storey rear extension (Resubmission) – **PERMITTED**
- iii. An update on B&NES Local Plan was received. The Local Plan was being prepared in the context of and to deliver the West of England Joint Spatial Plan (JSP).

Following the JSP Examination Hearings in July and September, the Planning Inspectors issued letters recommending the withdrawal of the JSP. As a result, the next steps on strategic planning in the sub-region need to be resolved and agreed by the four West of England Unitary Authorities.

Once the next steps in sub-regional strategic planning have been resolved, the process & programme of work on the Local Plan will be reviewed. B&NES Council remains committed to working with parish & town councils on the Local Plan and B&NES will be in touch again with proposed next steps for the Local Plan once a new programme will be established in the new year.

7. Stanton Drew Neighbourhood Plan Consultation

The Stanton Drew Neighbourhood Plan consultation request was considered.

RESOLVED that, Stowey Sutton Parish Council have no objection to the draft neighbourhood plan.

8. District Councillors Report

Report received from District Councillor Pritchard. B&NES Roadshow is now active demonstrating the current administrations intentions on budget.

9. Meetings and Training

A report was received:

- Chew Valley Area Forum – next meeting will take place on Monday 24th February 2020 at 6pm in the Library of Chew Valley School.
- PCAA – next meeting 23rd January 2020. Note Bristol Airport Planning Application 18/P/5118/OUT, commenting still permitted.
- B&NES Town & Parish Clerks first networking meeting - 31st January 2020 - 10.00 a.m. - 12.30 p.m. in the Space, Keynsham.
- B&NES ALCA Wednesday 5th February 2020 at Corston Village Hall 730pm
- B&NES Parish Liaison Tuesday 31st March 2020
- Bath & West Community Energy are now looking for more Bath & North East Somerset residents who meet the following criteria to join them in the New Year. Anyone who is interested in joining the hot water pilot or keen to find out about future developments is invited to attend the next public meeting on Thursday 9th January 2020, 6.30pm at Bath Royal Literary and Scientific Institution 16-18 Queen Square, Bath BA1 2HN

10. Climate Resolution

A Climate Resolution was received and considered.

RESOLVED that, Stowey Sutton Parish Council adopt the proposed Climate Resolution.

11. Policies and Procedures

The following updated policies were received:

- a) Volunteering Policy
- b) Retention of Documents Policy
- c) Data Protection Policy

RESOLVED that, Stowey Sutton Parish Council adopt the updated policies.

12. Hedgerows, roads, pavements, ditches, and drains

Reports received, potholes in Stowey Road, drain broken Ham Lane.

RESOLVED that, Clerk to report to the appropriate authorities.

13. Footpaths

Reports received. Woodcroft (near Arthur David) footpath impassable.

Cradle Bridge precarious, slippery under foot. Check with PROW Team if there is a non-slip option.

RESOLVED that, Clerk to report to the appropriate authorities.

14. Finger Posts

A quotation was received and a repair programme for 2020 was considered for the parish finger posts.

Defer decision considered further.

15. Youth Provision

A report was received from Young Bristol. 7 weeks delivery under new provision. Highest number of attendees in a week was 26. Lowest number of attendees in a week was 19. Average attendance is 20. Relationship building well, engagement excellent, young people thriving, team are positive about the progress.

16. Correspondence

Correspondence was received.

- Recreation Ground Car Park Posts – time to consider replacing as grass becoming damaged.
- Two planning cases passed to Enforcement this month.
- One of the Christmas trees was damaged during the festivities with the lighting being broken.

RESOLVED that, Clerk obtain some quotes for replacing car park posts and recruit volunteers.

17. Finances

- a) A final draft of 20/21 budget for submission to B&NES was received
- b) The monthly Financial Statement was received.
- c) Cheques for signature, and BACS for authorisation were presented and approved.

January PCM		£
Staffing costs	Wages, Tax & NI	£ 984.87
New Leaf	Village hall and millenium garden maintenance	£ 80.00
Petty Cash	Clerk Petty Cash reimbursement	£ 164.91
Unity Trust	Quarterly Charges	£ 18.00
Unity Trust	Manual Handling Charges	£ 4.30
Councilor Expenses	Reimbursement for Volunteers Christmas Party	£ 84.93
Grand total		£1,337.01

RESOLVED that, Stowey Sutton Parish Council will set its budget at £35,374.00 and submit its precept request for 2020/21 at £23,625.00.

18. Date of the next meeting

Wednesday 5th February 2020