

STOWEY SUTTON PARISH COUNCIL

Minutes of the Parish Council meeting held at

7.30pm on Wednesday 6th September 2017, The Link, Bishop Sutton

www.stoweysuttonpc.org

Present: Councillors K Betton (Chairman), H Clewett (Vice Chairman), L Balmforth, C Brookes, E Daly, L Kingston and.
Officer: J Howell (Clerk).
Also in attendance: District Councillor Vic Pritchard and 11 members of the public.

85/17-18 Apologies for absence

There were none. After the meeting, the Clerk found that apologies had been sent from J Knibbs.

86/17-18 Public Participation

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

David Dickerson from The Link provided an update on the array of projects which had been of benefits to the village. It was reported that the Baptist Church started a new initiative to bring the churches into one organisation with a valley wide vision. Through members of the Link decided to form an independent church and make a bid for the building, the Methodist Church have selected the Baptist Church to take over. The Link are now looking for a new location to meet as a result. A 'Men's Breakfast' will be held at 08:30am on Saturday 16th September at The Red Lion where guest speaker Bob Grace will attend. Tickets are £7 from Dave Dickerson or Email: thelink.bsbc@btinternet.com

Evan Wienburg and Jodie Brown attended from Truespeed and spoke of their plans to deliver ultra-fast fibre within the region. This will rely on 30% of residents signing up to go ahead. Evan Wienburg asked for help from leaders of the community. More information can be found on the Truespeed website www.truespeed.com

87/17-18 Welcome to new member

The Parish Council welcomed Cllr Melisa Arnold to her first meeting as a Cllr and the declaration of acceptance of office was signed.

88/17-18 Declaration of interest

There were none.

88/17-18 Confirmation of Minutes

That the minutes of the Meeting of the Parish Council dated 2nd August 2017 were approved.

90/17-18 Chairman's Report

There were no updates.

91/17-18 Planning

A. The Parish Council considered and discussed the following planning applications in turn against the adopted Neighbourhood Plan:

- 17/02744/FUL - Ellens Farm, Hinton Blewett Road, Stowey. Description of Proposal: Erection of a livestock building and general store.
- 17/03931/FUL - 7 Highmead Gardens, Bishop Sutton. Description of Proposal: Erection of single storey rear extension.

- 17/04062/FUL – 43 Woodcroft, Bishop Sutton. Description of Proposal: Clearing of the earth mound at the front of the property and creation of a hard standing for parking.
- 17/04115/FUL - Lea House, 4 Sutton Park, Bishop Sutton. Description of Proposal: Erection of double storey side extension

RESOLVED – That Stowey Sutton Parish Council:

- Do not support Planning Application 17/02744/FUL - Ellens Farm in its current format.
- Support Planning Application 17/03931/FUL - 7 Highmead Gardens.
- Do not support Planning Application 17/04062/FUL - 43 Woodcroft on grounds of highways safety.
- Support planning application 17/04115/FUL - Lea House.

Full responses from the Parish Council to each Planning Application will be available alongside the minutes on the Parish Council website.

B. To following Planning decisions were noted:

- 17/01983/FUL – Arundel, Church Lane, Bishop Sutton. Erection of single storey side and rear extensions, front dormer window and internal reconfiguration works to existing dwelling – PERMIT. Permitted dev rights for roof removed.
- B&NES Council have raised enforcement case 17/00488/UNDEV - stalled pending outcome of application 17/04062/FUL - 43 Woodcroft, Bishop Sutton.

92/17-18 Community Engagement Working Party updates

The Community Library Consultation

A Cllr provided an update on the library consultation results. 122 supported the community library against 11 who did not. Of great success was the interest in volunteering. Discussed took place around broadband options. In terms of the funding and support available, it was reported that B&NES Council are currently defining the offer and exploring strategies with a view to publish a paper in October 2017.

RESOLVED

That an approach would be made to The Baptist Church to determine whether the venue could still be used for a community library.

The Play Provision Project

A Cllr provided a report on the progress made by the Community Engagement Working Party and thanked the Working Party for their efforts to date. The Parish Council were asked to consider increasing Community Engagement Working Party membership to ensure availability for meetings.

RESOLVED – That:

- the Parish Council set a budget of £700 for the working party to progress the Play Provision Project to include pre-planning, B&NES Officer time and Neighbourhood consultation.
- Cllr Arnold was appointed to the Community Engagement Working Party.

93/17-18 Additional Land for Recreation

RESOLVED

That the Parish Council would undertake enquiries to establish the landowner for the parcel of land next to Sutton Spice.

94/17-18 Recreation Ground/Cricket Club Proposal

The Parish Council were asked to consider and discuss communication from Bishop Sutton Cricket Club. The Chairman ran through the main points covered in the letter. A Cllr provided a report to the Council on the inclusion of an artificial cricket wicket. The condition of the grass on the Recreation Ground was also discussed. The Clerk.

RESOLVED – That:

- i. That the design of the Recreation Ground shall include the option of an artificial cricket wicket.
- ii. The Clerk will request a report on the condition of the grass at the Recreation Ground from Primrose Garden Maintenance in two weeks for consideration at the October meeting.

95/17-18 Parish Council Response to PCAA

The Parish Council received a briefing paper and discussed the Parish Council response for inclusion within the Bristol Airport slot co-ordination consultation.

RESOLVED

That the Chairman would supply the response on behalf of the Parish Council.

96/17-18 District Councillor's Report

The District Councillor Vic Pritchard provided an update on the Joint Spatial Plan. A joint meeting of the Planning, Housing and Communities Board and the Joint Transport Executive Committee will be held on Friday 7th October 2016 to discuss the Joint Spatial Plan and Joint Transport Study.

97/17-18 Hedgerows, roads, pavements, ditches and drains

The Parish Council were reminded of the A368 road closure which is scheduled to take place from 16th October 2017 for three weeks. It was reported that the dangerous open drain at Church Lane has been logged with B&NES Council and ironwork repair will be undertaken under the programmed scheme of works. A Cllr raised a broken bench at the top of Bonhill and the condition of the pavement in Stowey from Manor Farm to Wyatts. The Clerk will progress these matters.

98/17-18 Footpaths

It was noted that the footpath at Cappards Estate has been cut back at the request of the Parish Council but not cleared. The Clerk has submitted the application to divert the footpath at Little Hayes to B&NES Council for the consultation process be progressed. The condition of Cradle Bridge, Stowey and an entrance to a badger's sett at the location were raised. The Clerk will raise with B&NES Council.

99/17-18 Finances

RESOLVED – That:

The Financial Statement was noted and the following cheques were authorised for signature:

September 2017	Gross £
Clerk Wages	374.10
Clerk Expenses	64.12
Cleaner Wages	134.48
HMRC (Tax on salaries)	13.00
New Leaf Garden Maintenance	150.00
Stowey House Farm	17.30
Filer's Coaches	125.00
Primrose Garden Maintenance Ltd	195.00
Total payments approved at September PCM	£1,073.00

The details of the current financial situation were reported. After transfer of monies from the Reserve Account to the Current Account and payment of authorised cheques:

Current Account: £2,130.56

Reserve Account: £34,086.61

- 100/17-18 Richard Jones Trust Nomination
The Parish Council had previously been circulated a short paper relating to the Richard Jones Trust Nomination. This item will be considered again at the October meeting.
- 101/17-18 Meeting and Training updates
Cllrs were reminded of the forthcoming meetings:
- i. Joint Spatial Plan, New Local Plan & HELAA briefing on 11th September 2017.
 - ii. PSMA Regional Events (various dates / locations).
 - iii. ALCA AGM 7th October 2017.
- 102/17-18 Date of the next meeting
The next scheduled meeting of the Parish Council is on **Wednesday 4th October 2017 at 7.30pm at The Link, Bishop Sutton**. The meeting was concluded at 21:13 hours.
- 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.
- 103/17-18 Clerk Resignation
The Council noted the resignation of the Clerk.
RESOLVED
That the recruitment of new Clerk would be delegated to HR Working Party and set a budget of £700 for advertising. Shortlisting will be reviewed at the November Parish Council Meeting.

STOWEY SUTTON PARISH COUNCIL

Clerk: Mrs J Howell, Tel. 07902 906993 Email: clerk@stoweysuttonpc.org Website: www.stoweysuttonpc.org
Address: Stowey Sutton Parish Council, PO Box 1223, Bristol, BS48 9BS

Development Management

8th September 2017

Bath and North-East Somerset Council

By Email.

Regarding: 17/02744/FUL

Application Location: Ellens Farm, Hinton Blewett Road, Stowey.

Proposal: This application is for full planning permission for the Erection of a livestock building and general store.

Dear Sirs,

This application is for full planning permission for the Erection of a livestock building and general store. The application should be considered against the Adopted Stowey Sutton Neighbourhood Plan; the application site is outside both the AONB & Greenbelt, but is located in an otherwise largely open area.

Business and Employment Policy SSBE02 Business Type

The Neighbourhood Plan will encourage and support new retail, catering, small office and business units or the expansion of existing businesses, providing they can be shown to be viable, sustainable, benefit the local economy and the wellbeing of the parish.

They should be sensitive to the local setting and not have a detrimental impact on the surrounding environment.

Such development should meet the needs of existing and future local businesses.

The application is partially supported by this policy, although the Parish Council considered whether the proposed location on the plot could have a detrimental effect on the neighbouring property (The Gables).

On balance, the location on the plot of the proposed building will have an unreasonably detrimental effect on the neighboring property, which outweighs the potential benefit, Stowey Sutton Parish Council would consider a future application for a similar development at an alternative location on the plot.

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 artificial lighting is not specifically referenced in the application, the open rural location of the application site will make it essential to minimise the effect of any necessary task lighting & if permitted a condition should be included requiring a separate application for any external artificial lighting proposed.

Other matters

Stowey Sutton Parish Council are concerned that this development will be used to concentrate the applicants livestock holding in this location at certain times of the year, as the application does not show a traffic management plan the Parish Council are concerned that this will lead to increased traffic on this quiet, narrow rural lane.

Conclusion

Whilst the application is partially supported by Stowey Sutton Neighbourhood Plan policy BE02, the location on the plot of this very large industrial scale building will have an undue impact on the neighbouring property. This together with traffic management concerns raised resulted in a decision on 6th September 2017 that Stowey Sutton Parish Council do not support the Planning Application in its current format.

If B&NES Council are minded to permit this development regardless, the Parish Council would request that a condition should be included requiring a separate application for any external artificial lighting proposed in the future, to ensure compliance with Stowey Sutton Neighbourhood Plan policy SSHO06 Lighting.

Yours Faithfully,

Mrs Jenny Howell
Clerk to the Council

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Development Management

8th September 2017

Bath and North-East Somerset Council

By Email.

Regarding: 17/03931/FUL

Application Location: 7 Highmead Gardens, Bishop Sutton.

Proposal: This application is for full planning permission for the Erection of single storey rear extension.

Dear Sirs,

Stowey Sutton Parish Council considered the above application at the Parish Council Meeting which took place on Wednesday 6th September 2017. This application is for full planning permission for the 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 match 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.

Although located in an existing area of housing development, away from hedgerows & woodlands the application specifically makes reference to control measures to minimise the effect of artificial lighting on the proposed extension. The application meets the requirements of SSHP06.

Stowey Sutton Parish Council voted on 6th September 2017 to support this application as it meets the aims of the relevant Neighbourhood Plan policies, SSHP03 and SSHP06.

Yours Faithfully,

Mrs Jenny Howell
Clerk to the Council

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Development Management

8th September 2017

Bath and North-East Somerset Council

By Email.

Regarding: 17/04062/FUL

Application Location: 43 Woodcroft, Bishop Sutton.

Proposal: This application is for full planning permission for the clearing of the earth mound at the front of the property and creation of a hardstanding for parking.

Dear Sirs,

Stowey Sutton Parish Council considered Planning Application 17/04062/FUL at the Parish Council Meeting on 6th September 2017 and do not find any neighbourhood plan policies which directly relate to the proposed alterations.

The design of the pedestrian footpath for this section of road separates the pavement from the highway by the earth mound making this a safer place to walk for pedestrians, whilst some parking spaces have historically been created in the place of the earthworks along this road, the increased traffic flow and proximity to the rear access lane junction raise highway safety issues. The remaining hedges along the bank would further obstruct the view onto the road and increase the risk to road users.

Although the Parish Council would generally support alterations to improve access for health or safety reasons the Parish Council have considered the apparent rear access to this property which already has a garage and appears to have parking space at the rear of the property, which could be used to address the safety concerns raised by the applicant.

Stowey Sutton Parish Council do not support the application on the basis of highways safety.

Yours Faithfully,

Mrs Jenny Howell
Clerk to the Council

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Development Management

8th September 2017

Bath and North-East Somerset Council

By Email.

Regarding: 17/04115/FUL

Application Location: Lea House, 4 Sutton Park, Bishop Sutton.

Proposal: This application is for full planning permission for the Erection of two storey side extension.

Dear Sirs,

Stowey Sutton Parish Council considered Planning Application 17/04115/FUL at the Parish Council Meeting on 6th September 2017. This application is for full planning permission for the Erection of two storey side 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 and the planned use of materials which match the existing building will meet the requirements of this policy.

Stowey Sutton Parish Council voted on 6th September 2017 to support this application as it meets the aims of the relevant Neighbourhood Plan policy, SSHP03.

Stowey Sutton Parish Council support this application.

Yours Faithfully,

Mrs Jenny Howell
Clerk to the Council