

STOWEY SUTTON PARISH COUNCIL

Minutes of the Parish Council meeting held at

7.30pm on Wednesday 7th June 2017, The Link, Bishop Sutton

www.stowesuttonpc.org

Present: Councillors K Betton (Chairman), C Brookes, E Daly, P Gleave, L Kingston,
Also in attendance: J Howell (Clerk) and 9 members of the public.

40/17-18 Apologies for absence

Apologies were received and accepted from Councillor L Balmforth, H Clewett (Vice Chair), J Knibbs and District Councillor V Pritchard.

41/17-18 Confirmation of Minutes

That the minutes of the Annual Meeting of the Parish Council dated 3rd May 2017 were approved. Members present at the Annual Parish Meeting also noted that the minutes had been prepared and circulated as a true record.

42/17-18 Declaration of interest

There were none.

43/17-18 Chairman's Report

The Chairman announced the resignations from Cllrs B Braidley, R Brent and B Brewer. Cllr Betton thanked each for their contribution on behalf of the Parish Council. The Clerk stated that two of the three casual vacancies had been published. The notices call for ten or more written requests by electors for a poll to be called within 14 days of the written notice. If after this time there is no request, the posts can be filled by co-option.

The Parish Council were reminded that Chew Valley Flower Decoration Society is celebrating its 50th Anniversary this year and holding "Going for Gold" on 24th - 25th June 2017 at Holy Trinity Church in celebration of the occasion. Money will be raised for the Children's Hospice South West and the upkeep of Holy Trinity Church.

Cllr Betton expressed interest in applying for the vacancy on the B&NES Council's Standards Committee which was supported by the Parish Council. Members were reminded of the details of the West of England Rural Network AGM.

RESOLVED

That Parish Council support the application by Cllr Betton to the B&NES Council's Standards Committee.

44/17-18 Recreation Ground

A. Chew Valley 10k

Event organiser, Denise Mellersh was welcomed to the meeting and spoke about the forthcoming event. The Parish Council considered a request for a contribution towards the cost of providing barriers for the event (total cost of £475 plus VAT - barriers to be supplied by DB Max Limited).

The Parish Council discussed whether the Recreation Ground would be ready to use for the 1k Fun Run and whether a portion of the Recreation Ground (nearest the hardstanding area at the rear of the Village Hall) could be used to allow for the volume of people to gather, enjoy the Mass Warm Up and Race Presentation etc. The potential cost of re-seeding damaged grass was considered.

RESOLVED

- That the Parish Council will fully fund the barriers for the Chew Valley 10k at a cost of £475 plus VAT. A request was made to receive the invoice from the supplier directly.
- That the Chew Valley 10k should confirm contingency arrangements with the Football Club for the 1k Fun Run as the Recreation Ground is not fit for use.
- That an 8-10 foot corner of the Recreation Ground can be used for kit storage, the First Aid, Information Point and as a small overspill area, provided that plywood boards are positioned under the gazebos to protect the grass. Event organiser, Denise will contact Cllr Betton to organise.

B. School Sports Day

The Parish Council were asked to consider a request which had been made to a Councillor from Bishop Sutton Primary School to use the Recreation Ground for the School Sports Day in June.

RESOLVED

That the grass on the Recreation Ground would not be in suitable condition for the Sports Day this year but the Clerk would write to the school to request notice and a copy of relevant insurance for future requests.

45/17-18

1. Planning

A) The Parish Council were asked to consider the following planning applications against the adopted Neighbourhood Plan:

- i. 17/01838/ADCOU. Address: Barn in Parcel 4642, The End Piggery, Stowey Road. Description of Proposal: Prior approval for a proposed change of use of an agricultural building to a dwelling house (class C3), and for associated operational development.
The Parish Council were informed that B&NES Planning Officer Samantha Mason will not accept comments in relation to this application as it is being withdrawn and refused on the grounds that it does not constitute a prior approval. The application has been handed over to the council's Planning Enforcement Team who will investigate further.
- ii. 17/01983/FUL. Address: Arundel Church Lane Bishop Sutton. Proposed extensions and internal reconfiguration works to existing dwelling. The applicant spoke in support for the application. The Parish Council noted that 4 objections had been received directly to the Parish Council and each was read in turn. Further objections were noted on the B&NES Council Planning Portal.
RESOLVED
That the Parish Council do not support planning application 17/01983/FUL in its current form.
- iii. 17/01816/RES. Address: Ellens Farm Hinton Blewett Road Stowey. Approval of reserved matters with regard to outline application 16/05045/OUT for the erection of an agricultural workers dwelling.
RESOLVED
That the Parish Council do not support planning application 17/01816/RES in its current form.
- iv. 17/02408/FUL. Address: 2 Rushgrove Gardens Bishop Sutton. Description of Proposal: Erection of single storey and link extensions, garage conversion & internal alterations. The applicant spoke in support of the application.
RESOLVED
That the Parish Council support planning application 17/02408/FUL.
- v. 17/02418/FUL. Address: Hill Rise Church Lane Bishop Sutton. Description of Proposal: Erection of a single storey rear and side wrap-around extension. The applicant spoke about the application.
RESOLVED
That the Parish Council support planning application 17/02418/FUL.

Full Parish Council responses to each application which consider the adopted Neighbourhood Plan will be sent to the B&NES Planning Department by letter and uploaded to the Parish Council website.

- B) The following planning updates and decisions were noted:
- i. 17/00234/CLEU. Address: Stowey Mead Farm. Withdrawn.
 - ii. 08/00792/UNAUTH. Address: Parcel 7143, Bonhill Lane. Planning Enforcement Notice issued.

46/17-18 Councillor Training

The Parish Council discussed Cllr interest in attending 'A plain guide on Planning for Local Councillors' course (run by ALCA to take place on 10 - 10/06/17 at Emersons Green Village Hall at a cost of £50 per member.

RESOLVED

That the Parish Council approve up to three course places and that Cllrs Betton, Brookes and Kingston confirm their ability to attend so that bookings can be made by the Clerk.

47/17-18 Hedgerows, roads, pavements, ditches and drains

Cllr Gleave reported that the clearance of hedges at Church Lane, Bishop Sutton have exposed a large drain on the right-hand side with several protective bars missing which could be a hazard for small children or animals. In addition, the quality of pot hole repair was also raised. Of the 7 holes marked on Ham Lane only 4 had been filled and none adequately edged or sealed causing them to break up once more. The same issues was raised with repairs to pot holes at Top Sutton Hill Road.

RESOLVED

- That the Clerk will raise the exposed drain with B&NES Council to address.
- That the Clerk will raise the quality of pot hole repair with B&NES Council.

48/17-18 Footpaths

- i. An update was provided on improvements to the footpath from Hillside to the ancient camp including steps at Burlidge Common. B&NES Council provided £300 for the materials and Avon Wildlife Trust were carrying out the work using volunteers. The volunteers have been working hard renewing the steps. A herd of cows were moved onto the area and have caused further damage. Contact has been made with B&NES Rights of Way Officer - Sheila Petherbridge who has spoken to Avon Wildlife Trust and they have to allow cattle to graze due to their Higher Level Stewardship agreement. The Parish Council will continue to monitor. A Councillor asked whether cattle grazing on the land when orchids are in bloom was in the stewardship agreement as this had been avoided previously.
- ii. The Parish Council were informed that a new B&NES Council Officer has been assigned to the Football Field Access project (initiated by District Councillor Vic Pritchard) and that work should be completed within a month.
- iii. Members were informed that B&NES Council have confirmed they will fully fund and carry out improvements to footpath at 'The Batch' (Summerleaze / Oak Court) and liaise with Adrian Coward regarding impact assessment for the badger sett. The Parish Council also discussed a leaflet drop to communicate the change to residents of Summerleaze / Oak Court.
- iv. The Parish Council were asked to consider the proposal to divert the footpath diversion at Little Hayes. The project would be fully funded by District Councillor Vic Pritchard's Members' discretionary fund at a cost of £700 for the consultation and total cost of £3,400 should the work be approved and carried out.

RESOLVED

The Parish Council resolved to support the project to divert the footpath at Little Hayes and the Clerk will ask B&NES Council to progress.

49/17-18 Finances

RESOLVED:

- That the Parish Council support financing 50% of the Clerk's SLCC membership at a total cost of £108 to be split with Cameley Parish Council at £54 per Council.
- The Financial Statement was noted and the following cheques were authorised for signature:

June 2017 PCM	Gross £
Clerk Wages	£374.10
Cleaner Wages	£168.11
HMRC (Tax on salaries)	£13.00
Clerks Expenses (Printer cartridge and postage)	£57.64
Oak Accountancy (quarter to 31 March 17)	£38.40
Filers Coaches (4 weeks surgery bus April 17)	£125.00
New Leaf Garden Maintenance	£180.00
Chew Valley Gazette - Advert for land	£62.64
SLCC Enterprises (50% Clerks Membership)	£54.00
Total payments to approve at April PCM	£1,072.89

The details of the current financial situation were reported. A transfer of £1,000 was approved from the Reserve Account to the Current Account. After transfer of monies from the Reserve Account to the Current Account and payment of authorised cheques:

Current Account: £1,623.06

Reserve Account: £37,611.18

50/17-18 Meeting updates

Cllr Kingston provided an update on the recent meeting with Jenny and David Dickinson to consider suitability and willingness of 'The Link' as a possible venue for a Community Library provision. Cllr Kingston also provided feedback on a visit to 'The Hub' at Paulton. The Link has been identified as a suitable venue for the Community Library initiative and would be supported by David and Jenny Dickinson. A feasibility study and leaflet drop have been proposed to determine whether there is wider support. The Engagement working party will be meeting in June to progress and intend to bring a firm proposal to the July Parish Council Meeting.

David Dickinson was invited to speak and reiterated that the mission is for The Link is to be 'in the community for the community' adding that the Community Library provision is an ideal proposal which complements the long-term vision for the premises.

RESOLVED

That the Parish Council support the development of a community library at The Link.

51/17-18 Correspondence

Members were asked to consider a request from resident and hot air balloon enthusiast, Derek Maltby to take off from the Recreation Ground once the grass has grown.

RESOLVED

Subject to appropriate insurance and once the grass is fit for use, the Parish Council approve use of the Recreation Ground but ask that the Clerk is informed so that usage can be monitored.

52/17-18 Date of the next meeting

The next scheduled meeting of the Parish Council is on **Wednesday 5th July 2017 at 7.30pm at The Link, Bishop Sutton**. The meeting was concluded at 21:00 hours.

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

7th June 2017

Bath and North East Somerset Council

By Email.

Dear Sirs,

Regarding: 17/01983/FUL Arundel, Church Lane, Bishop Sutton

Stowey Sutton Parish Council considered the above application at the Parish Council Meeting which took place on 7th June 2017. This application is for full planning permission which includes proposed extensions and internal reconfiguration works to the existing dwelling. The application was considered against the adopted Stowey Sutton Neighbourhood Plan and the Parish Council voted not to support the application for the reasons set out below.

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).

As the proposed development is within the housing development boundary it could be considered to meet the requirements of this policy, however the height of the proposed upper storey in relation to the neighbouring properties in Church Lane would be out of character for the area of the village, as identified by the Character Assessment which forms appendix E of the Adopted Stowey Sutton Neighbourhood Plan.

On balance Stowey Sutton Parish Council believe that the application therefore conflicts with 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.

As the application design drawing specifically references the use of materials that match the existing fabric the application partly meets the requirements of this policy, however the overall design for the proposal essentially changes the appearance from a bungalow, to that of a two storey house, is not in keeping with the existing streetscape & would be out of character for this area of the village, as identified by the Character Assessment which forms appendix E of the Adopted Stowey Sutton Neighbourhood Plan.

In addition, the design statement makes clear that the front elevation will be further changed with the addition of two ground floor bay windows which is out of character with the streetscape.

On balance the inappropriate design outweighs the use of similar materials and therefore Stowey Sutton Parish Council do not consider that the application meets the requirement 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 is to extend a three bedroom to a four-bedroom property and as no evidence has been presented by the applicant to indicate that there is an identified need for a property in this category it does not meet the requirements of this policy.

Summary

Whilst further development of this plot may be considered, by its size, scale and style, the current application does not meet the requirements of SSHP02, SSHP03 & SSHP04 and is therefore not supported by Stowey Sutton Parish Council.

Yours Faithfully,

Mrs Jenny Howell
Clerk to the Council

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Development Management

7th June 2017

Bath and North East Somerset Council

By Email.

Dear Sirs,

Regarding: 17/01816/RES. Address: Ellens Farm, Hinton Blewett Road, Stowey.

Stowey Sutton Parish Council considered the above application at the Parish Council Meeting which took place on 7th June 2017. This application is for the approval of reserved matters with regard to outline application 16/05045/OUT for the erection of an agricultural workers dwelling. The application was considered against the adopted Stowey Sutton Neighbourhood Plan and the Parish Council voted not to support the application for the reasons set out below.

The application should be considered against the adopted Stowey Sutton Neighbourhood Plan; As the outline permission has been granted only the size, scale & layout of the proposal will be considered.

The application site is outside the AONB and Green Belt & appears well screened from the road and adjacent properties.

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 is for a four bedroom property, which does not meet the requirements of this policy, in addition in the officers delegated report on the initial outline application (16/05045/OUT) the officer stated:

"Concerns are also raised by the officer as to the proposal for a two-storey dwelling, which may be considered inappropriate in the context of the site; although it is accepted that a sensitively designed two-storey building may be acceptable."

Stowey Sutton Parish Council do not feel that the size and scale of the proposed dwelling takes the officers recommendation into account, making the building an L shaped design maximises its impact in this rural location

Policy SSBE04 Homeworking, which states that:

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

This application provides employment adjacent to the property and so meets the requirements of this policy.

Housing and Development Policy SSHP06 Lighting, which states that:

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 remote location of this site makes adherence to this policy essential, the application makes no reference to external lighting & if approved the permission must include conditions to ensure that the aims of this policy are met.

Other Considerations

The officers delegated report on the initial outline application (16/05045/OUT) the officer stated;

"The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants."

The current application makes no reference to such a condition, which would be vital to ensure that this dwelling is used for its intended purpose.

In Conclusion

Whilst this application does meet the requirements of SSBE04, it does not meet the requirements of SSHP04 & SSHP06, due to the excessive height and scale of the proposed design outweigh the benefits and the current design should not be approved.

The addition of a condition to ensure compliance with SSHP06 together with one requiring an agricultural workers occupation would be essential for any design to be approved in this location.

Yours Faithfully,

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Development Management

7th June 2017

Bath and North East Somerset Council

By Email.

Dear Sirs,

Regarding: 17/02408/FUL, 2 Rushgrove Gardens

Stowey Sutton Parish Council considered the above application at the Parish Council Meeting which took place on 7th June 2017. This application is for full planning permission to extend a residential property with single storey and link extensions. The application was considered against the adopted Stowey Sutton Neighbourhood Plan and the Parish Council voted to support the application for the reasons set out below.

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

Policy SSHP01 Housing Boundary which states that:

The housing development boundary (HDB) for Bishop Sutton should be redefined 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 meets the requirements of this policy.

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.

As the existing building is inside the housing development boundary & the application design statement specifically references the use of materials that match the existing fabric the application meets the requirements of this policy.

Whilst this is a substantial extension, significantly enlarging the size of the property, the proposal shows that the overall height and use of materials will not be out of character for this part of the village.

This application meets the requirements of SSHP01 & SSHP03 & is supported by Stowey Sutton Parish Council.

Yours Faithfully,

Mrs Jenny Howell
Clerk to the Council

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Development Management

7th June 2017

Bath and North East Somerset Council

By Email.

Dear Sirs,

Regarding: 17/02418/FUL, Hill Rise, Church Lane, Bishop Sutton

Stowey Sutton Parish Council considered the above application at the Parish Council Meeting which took place on 7th June 2017. This application is for full planning permission to extend a residential property. The application was considered against the adopted Stowey Sutton Neighbourhood Plan and the Parish Council voted to support the application for the reasons set out below.

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

Policy SSHP01 Housing Boundary which states that:

The housing development boundary (HDB) for Bishop Sutton should be redefined 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.

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