

STOWEY SUTTON PARISH COUNCIL

Minutes of the Parish Council meeting held at

7.30pm on Wednesday 3rd October 2018, The Methodist Church Hall (formerly known as The Link), Bishop Sutton

www.stoweysuttonpc.org

Present: Councillors K Betton (Chair), H Clewett (Vice Chair), E Balmforth, E Daly, L Kingston, and J Knibbs
Clerk: J Bryant

116/18-19 **Apologies for absence**

Received and accepted from Cllr Arnold

117/18-19 **Confirmation of Minutes**

The minutes of the Parish Council Meeting held on 5th September 2018 were agreed as a true representation by all present.

118/18-19 **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. 8 members of the public attended this month's meeting.

Ian Withers (Area Environment Manager Land and Water) and Andy Hicklin (Area Manager Enforcement), from the Environmental Agency attended to provide feedback following recent testing at Stowey Quarry. Andy Hicklin, the criminal lead for this case, provided a brief report on enforcement action taking place and likely timescales involved.

Extensive testing has been carried out both within and outside of the Quarry, the details of this cannot yet be released in the light of the ongoing criminal investigation. It is expected that the first criminal case will be presented in December 2018 with the possibility of others to follow. Although Stowey Quarry is not large, it is a major investigation of the highest level, with a national team and a number of suspects across the country.

Whilst the contents of the testing report cannot be shared there are now regular discussions taking place with partner agencies including Bristol Water, the local authority, Public Health England etc with a view to the next action required, details of which cannot yet be shared. The report of findings supports the criminal investigation however the environmental impact may need more in-depth work.

Whilst it has been possible to 'characterise' what is in the Quarry in particular the gas and leachate, the forensic analysis of this is part of the criminal investigation as it provides possible leads to the source. Analysis of the water shows it has exceeded the criteria for hazardous waste.

The EA officers reassured that there is a low risk from the gas on site and the aroma should reduce. In respect of ground water contamination, we were advised that water issues along the west and north side slopes of the Quarry are the subject of discussions taking place with Bristol Water re the level of risk and management of this.

The testing and monitoring regime may change to become more targeted, downstream testing will be led by changes in the risk level and time.

In respect of 'what next', we were advised that a better understanding is needed of what is in the Quarry alongside the ongoing work with partner agencies to consider the options, i.e. make safe or remove deposits.

In addition, it was stated that it was difficult to foresee the Quarry ever again be granted a licence for waste and the emphasis is now on making sure the next steps are done correctly to minimise risk. This is the emphasis of the ongoing work with partners.

In response to strong requests to at least share info on what types or categories of testing have been completed, a meeting with the EA hydrogeologist expert and reps from the action group, including our own external geo/hydrologist, is in process of being arranged with the EA through the SSPC Clerk.

119/18-19 **Declaration of Interest**

Cllr Daly declared an interest in item 11 on the agenda (minute 126/18-19).

120/18-19 **Clerk's Report**

The report was received:

- i. Annual Return for 'The Bishop Sutton Recreation Ground' charity completed and returned for y/e 31/03/2018. The next meeting of the Charitable Trust will be the AGM in May 2019.
- ii. Speed Enforcement Officer has advised he is active in area in response to multiple reported concerns
- iii. Community Farm are holding Packhouse Ceilidh on 6th October 2018, and other events are now being advertised throughout the year.
- iv. Note 11th Edition of Arnold Baker Local Council Administration book has been published. As Clerk currently have version 10 a new copy will not be purchased at this time.
- v. Clive Onions - will attend Nov/Dec Parish Council meeting to update on his attendance of a 'Somerset Prepared' Community Resilience Day being held on Thursday 25th October 2018.

Planning

i. The following application was considered:

18/04038/FUL - 1 Stitchings Shord Lane, Bishop Sutton, Bristol, BS39 5UA, Erection of a 2-storey dwelling with basement & garage with office & associated access works

The applicant was present and engaged in healthy conversation regarding his application. The application should be considered against the Adopted Stowey Sutton Neighbourhood Plan;

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 and therefore meets 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 and can be described as infill development, however due to the proposed size, cannot be described as small scale, therefore the application only partly meets 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.

The application site is inside the housing development boundary and can be described as infill development, however the contemporary design shown in the application drawings do not match the design of neighbouring properties, which are predominately stone build miners cottages, as identified in the Character Assessment which forms appendix E of the adopted Stowey Sutton Neighbourhood Plan, therefore the application 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 application is to build a 3 bedroom property with an additional 122m room designated as a home office, therefore the application does not meet the aims of this policy, however this could be mitigated by accepting the offer in point 5.10 of the applicants planning statement to restore the existing property (1 Stitchings Shord Lane) to a 2 bedroom property through a 106 agreement with the planning authority, as this would achieve the neighbourhood plan aim of increasing the stock if 1 & 2 bedroom properties.

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 information has been provided with the application to show how the impact of external lighting for the development will be sited and its effects mitigated, therefore the application does not meet the aims of this policy.

Other Considerations

The provision of the proposed 2.4m x 25m visibility splay for vehicular access is acknowledged by B&NES highways team as requiring the removal of the entire existing hedgerow to the site frontage, if approved a condition should be included requiring reinstatement of this hedgerow sufficiently set back, using mature pot grown planting to provide immediate screening.

Point 3.9 of the applicants planning statement states that;

"Onsite Storage (for surface water) will be provided within a cellular storage tank to be located beneath the proposed driveway. " Local knowledge shows that a cellular storage tank will not provide an effective storage vessel for this purpose on this site, unless it is sealed from the surrounding ground, as the conditions which will lead to surface water flooding are also likely to cause the ground water table to be exceptionally close to the surface, which will negate the capacity of the cellular storage tank.

This condition was acknowledged in an expert's report provided with application 14/00336/OUT, which was for the plot opposite this application site at the corner of Stitchings Shord Lane & Ham Lane which has similar topology & levels.

In point 5.15 of the applicants planning statement the applicant references the neighbourhood plans recognition that where there is an identified need for new dwellings larger than the "1 or 2 bedroom" size support may be given to infill development & uses this to justify the applicants request for a 3 bedroom dwelling, however this principle refers to the entire neighbourhood plan area & not just the applicants garden, during the two weeks prior to SSPC considering this application there were 9 3&4 bedroom homes publicly advertised for sale within the neighbourhood plan area and an additional 104 advertised within 3 miles of the application site, clearly demonstrating that 3/4 bedroom properties continue to be readily available which could meet the applicant's needs, whilst 1/2 bedroom properties do not feature, highlighting the need to ensure that the existing property is returned to 2 bedroom by planning condition on occupation of the proposed new dwelling.

Conclusion

Whilst the principle of providing a dwelling on this plot is broadly considered acceptable the current external style does not meet the requirements of SSHP03.

Stowey Sutton Parish Council request that the following planning conditions are included.

Reinstatement of the hedgerow to Stitches Shord Lane sufficiently set back, using mature pot grown planting to provide immediate screening.

Changes are made to the design of the elevation visible from Stitches Shord Lane to remove the timber cladding appearance & show a stone facing.

Any rainwater storage tank is isolated from infiltration by the surrounding groundwater, to ensure capacity is available in when required.

The existing property 1 Stitches Shord Lane is returned to 2-bedroom by planning condition on occupation of the proposed new dwelling.

A condition to control the duration & spill of any external lighting to ensure the aims of SSHP06 are met.

Stowey Sutton Parish Council voted to support application 18/04038/FULL providing the planning obligations detailed above are included.

- ii. Decision noted regarding the following planning application:
Brents Garage Wick Road Bishop Sutton Bristol BS39 5XQ, Change of use from motor repair garage and MOT centre to convenience store (A1) and cafe (A3). Associated external works following the demolition of the forecourt canopy – **PERMIT**
- iii. Pre-application received from David Gillard of Westway Farm, through Dr Colin Bloch.
Took place on 3rd October 2018. Long and healthy conversation. Cllrs advice given in line with Parish Council Policy & Neighbourhood Plan. Applicant now considering full application.

122/18-19

Community Engagement Working Party Updates

Reports received from the working parties:

- i. **Recreation Ground**
 - Summary report circulated. Aspects of pathway not satisfactory. Ratio of stone dust to gravel in some areas and different colour in some areas, also excess movement on one of the swings upright supports. No monies have been passed to HAGS yet due to issues not yet being resolved. Oak tree fell across the new pathway. Football Club recognised their problem and are working to resolve. MUGA – tender awarded to Wicksteed subject to securing further grant funding. S106, Persimmon ringfenced monies for allotments available to enable creation of a Community Garden Area. This will be created in and around the mound in the corner of the recreation ground. It will be turned into raised beds for flower growing, sensory garden, veg's fruits etc. Regular inspection of children's play equipment to be established along with bin emptying rota. Clerk to set up rota. Proposal to use gravel left behind around flower beds. Coming into village, house before village hall, has overgrown hedges causing visibility problems.

RESOLVED that plans submitted to access S106 monies

RESOLVED that clerk maintains rota for bins and playground inspection

- Consideration given to updating Recreation Ground Bylaw given increased usage by dog walkers: Dog fouling on rec ground raised by a number of parishioners. One parishioner took grandchild to rec who witnessed 11 dog walkers during stay with only 3 collecting their dog foul). Suggestion bylaws are changed. Working Party still need to investigate improved CCTV. Whilst we do have the ability to propose updated bylaws we must explore all areas before considering altering bylaws. Powers within original bylaws state dogs must be under control.

RESOLVED that Clerk to place article in Newsletter stating dog must be under proper control. We intend to implement enforcement put in place by B&NES, fine £150, which covers whole area of bath for any offenders identified.

- ii. **The Community Library**

Sub Committee report received, and minutes from latest Sub Committee meeting circulated. A healthy debate was held regarding a suitable coffee machine for the library. Had to have something simple. One touch system, domestic machine.

Proposed Coffee machine Melitta Caffeo Barista TS £619 postage (£626). Costings demonstrated. Worst case scenario, this machine should take 22 weeks to become a net contributor to running of library, having paid back its investment, evidencing we are being prudent with the money. All present in favour.

Clerk condensed all the clauses of the CRL library in an easy to see at a glance document - reporting, responsibilities, and publicity etc.

All cash received currently banked, but library team now need a petty cash account to operate. Propose petty cash account of £100.

To note soft launch and full launch dates. Sneak previews for volunteers and local groups, soft launch on 20th October. Full launch November 10th.

Logo for B&NES and Stowey Sutton Parish Council need to be shown on all advertising for the library. SSPC currently does not have one. 3 logos proposed to Council. LOGO number 2 favoured by all.

RESOLVED that Community Library to be provided with £100 petty cash account to be monitored and reported to Clerk/Responsible Finance Officer, along with sales ledger for operation.

RESOLVED that Clerk to progress new logo for advertising, signs, and stationery.

123/18-19

Youth Provision in Bishop Sutton

A report was received about recent meetings that have taken place regarding youth provision in our area. B&NES cease to provide the Youth Bus at the end of September. The future Mutual organization that was planning on taking on this provision is not ready and will not be until April 2019. A 'Working Together Agreement for transitional period' has been provided by B&NES for consideration as part of a Cluster Group. The proposed agreement will end 31st December 2018.

To continue a Youth Service within Bishop Sutton, volunteers are encouraged to come forward to support a local service at least until the Mutual organisation is ready. Mutual plans fluid and now need to look at alternative arrangements.

Cllr Clewett proposed the Working Together Agreement is signed subject to clarity around dates and ringfencing of Youth S106 monies limiting to £1220 expense as per the proposal.

RESOLVED that Clerk to clarify date and S106 monies with Youth Connect and sign agreement when appropriate.

124/18-19

District Councillors Report

Report received. Dist. Cllr Pritchard has been approached by highways officer suggesting £4k to be spent via S106 between Red Lion and primary school on the A368. Has requested a meeting. Dist. Cllr Pritchard will challenge as money is not sufficient to do anything worthwhile. Will suggest maybe hole filling in Ham Lane or Bonhill. Maybe parking restrictions on entrance to Cappards.

Elections May 2019, Karen Warrington selected as Dist. Cllr Pritchard's Conservative running mate, Chew Valley North & South and Stanton Drew.

125/18-19

Christmas Trees

A request considered for £190 towards purchase of 2 Christmas trees and associated lighting cost, by the Village Hall Committee Members and Friends. A further request consider request for £114 for replacement lighting due to current set being faulty.

RESOLVED that Parish Council will meet the cost of £304 for 2 Christmas trees, replacement lighting and associated lighting costs.

126/18-19

Correspondence

Correspondence received from Cappards Management Company regarding excessive leaf coverage of the steps coming down from Stitchings Shord Lane and request assistance from village operative if he has capacity.

RESOLVED that Clerk to investigate if village operative has sufficient capacity within current hours to sweep the steps each week.

127/18-19

Hedgerows, roads, pavements, ditches and drains

Reports received for reporting to B&NES:

- Road from Stowey Crossroads, very short section, patches breaking up as approach crossroads from Stowey.
- A368 corner with Stanton Drew, road is crumbling.
- Extensively overgrown vegetation causing hazard to oncoming traffic and vehicles leaving the village hall.

128/18-19

Footpaths

PROW CL20/6 work is now complete. Order to be confirmed 4th October 2018 which is the date the new route becomes effective and the old route is stopped up. Notices will be advertised in the Chew Valley Gazette and put up on site from 26th October for 6 weeks.

129/18-19

Fallen Oak Tree

The Football Club are engaging to have this cleared. Once done we will meet to look at damage to pathway underneath and agree next steps for repair.

130/18-19

Football Club Rent Increase

Following recent negotiations B&NES advised the proposal was not acceptable and we were offered 2 options, both with the rent increase now being backdated to 1st April 2017:

1. Accept the revised rent and that this is backdated to 1st April 2017 as is legally the case under the terms of the lease, thereby £650 falling due 1st October 2018.
2. The revised rent (reflecting the total additional rent of £500 due between 1st April 2017 and the next rent review on 31st March 2022 - the 5-year period between reviews) is apportioned over the remaining 4 years between 1st April 2018 and 31st March 2022 (1st October's payment would be £575 with remaining half yearly payments being £512.50)

The Football Club have been engaged and their preference is to go with option 1 to make it clean.

RESOLVED that Clerk to engage with B&NES to ensure all paperwork is correct, and that the correct option is documented. Agreement not to be signed until next PCM after this has been confirmed by B&NES.

131/18-19

Community Farm

It was reported that many events are currently advertised for the Community Farm however, as a Parish that would be affected, we have not received any communication. We have received several complaints following recent events about noise levels late at night.

RESOLVED that Clerk to invite Community Farm to come along to a Parish Council Meeting to talk about their plans and share with the community

RESOLVED that Clerk to write to Bristol Water and make them aware of the noise pollution

RESOLVED that Clerk to engage with Chew Magna Parish and ask to be kept updated with any future applications or events.

132/18-19

Training and Meeting Updates

Reports received:

i. PCAA

It was reported that 1 million passengers went through the airport during August this year. Estimate 8.5mill 2018. Level 2 accreditation has been achieved for the Airports efforts in reducing its carbon footprint. Phasing and development plans are ongoing, north side (main terminal), amendments and existing taxi ways, improvement of A38 junction.

Felton have raised a littering issue, which has been acknowledged and agreed that the parties will work together to improve. Diamond funding project still available to end of year or until money has run out. Strategic plans are being compiled for 2040 and applications going forward shortly. Focus will be on M4/M5 corridor and public transport.

Noise Action Plan, responses have gone in. Bristol Airport are offering to visit all Parish Council areas locally to establish airplane noise monitoring sites, equipment remains in situ for 3 weeks in situ to ensure sufficient monitoring. If we think we are getting more noise, we can request this. The authorised height set for Bishop Sutton is 3km, if you can hear a plane it is under this limit, so we should report. There is also a dedicated noise report line, 01275 473799 or you can access an online reporting tool at <https://complaints.bksv.com/brs7>. Links are also on Parish Councils website for information.

North Somerset Local Plan has been circulated. PCAA are suggesting choosing option 1. PC to review and respond after November Parish Council Meeting.

RESOLVED that Clerk to highlight noise reporting facilities further and put an article in the next newsletter.

ii. Chew Valley Forum

No dedicated beat manager yet but report presented for criminal activity. Bishop Sutton being targeted for outbuildings and sheds. Offenders carrying out 'reccy' beforehand, particularly on bicycles. Report anything at night that appears suspicious.

Clean Air presentation – consultation document coming out, particulate monitoring. Dist. Cllr Pritchard noted that if monies were used for school transport, especially 16+, then this initiative would not be needed. Charges may be set for trips into Bath under this initiative.

Remainder of forum focused on young people's issues and services available through B&NES particularly development in independence amongst young people.

iii. HELAA

160-page document and toolkit provided. A working party consisting of Chair, Vice Chair and 3 local residents will be working through various sites. When first draft drawn up it will be sent to Councillors for quick turnaround in comments. Response needed to be with B&NES by 31/10/18. We opted to leave completion until now as areas could be added up to 29/10/18. Residents participating already have some experience of housing policies and toolkits. All based on our policies within the Neighbourhood Plan and is all very evidence based.

133/18-19

Finances

- i. Received Monthly Financial Statement
- ii. Received cheques for signature, and BACS for authorisation.

October PCM		£
Miss J E Bryant	Clerks Wages	£ 632.43
Mr M Filer	Cleaners Wages	£ 140.40
HMRC	Tax & NI	£ 173.92
PKF Littlejohn LLP	External Audit	£ 240.00
Oak Accountancy Services Ltd	Payroll for Quarter ended 30th June 2018	£ 38.40
Bath & North East Somerset	2xmetal kissing gates for PROW CL20/6	£ 528.00
R Williams -volunteer reimbursemen	Stationery & refreshments for library	£ 44.34
Liz Kingston (reimbursement)	2 date stamps	£ 7.98
Barcode Warehouse (L Kingston reim)	Scanner for Community Library	£ 109.08
Unity Trust Bank	Quarterly Charges	£ 18.00
Primrose Garden Maintenance	Grass cutting	£ 130.00
Liz Kingston (reimbursement)	2 custom name stamps for Community Library	£ 21.98
Liz Kingston (reimbursement)	2 secure lock cash boxes for Community Library	£ 39.80
Liz Kingston (reimbursement)	Plywood for Community Library countertop	£ 17.64
Bob Trotter Property Maintenance	Painting exgternal doors & railings for library	£ 435.00
Robin Harris (reimbursement)	Card & crate labels for library	£ 53.00
B&NES	Football Ground Rent	£ 450.00
Grand total		£ £3,079.97

A cheque for £100 was also issued to Cllr Kingston to establish a petty cash account for the Community Library.

134/18-19

Next Meeting

Date of next meeting is Wednesday 7th November 2018.

Meeting closed at 21.45