

# STOWEY SUTTON PARISH COUNCIL

## Minutes of the Parish Council meeting held at

7.30pm on Wednesday 9<sup>th</sup> January 2019, The Taylor Room, Bishop Sutton Village Hall, Wick Road, Bishop Sutton

[www.stoweysuttonpc.org](http://www.stoweysuttonpc.org)

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Present: Councillors K Betton (Chairman), H Clewett (Vice Chair), M Arnold (arrived at 7.50pm), E Balmforth, E Daly, L Kingston And J Knibbs (left at 8.15pm)

Clerk: J Bryant

175/18-19 **Apologies for absence**

None

176/18-19 **Confirmation of Minutes**

The minutes of the Parish Council Meeting held on 3<sup>rd</sup> December 2018 were approved.

177/18-19 **Public Participation**

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

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

Clive Onions presented feedback from his recent attendance of the 'Somerset Prepared' Community Resilience Day held on 25<sup>th</sup> October 2018. Over 80 people attended from communities across Somerset and further afield for a range of presentations and workshops including communities sharing experiences and inspiring others to write, refresh and test their own emergency plans. Interesting day although not all relevant to this parish. Two posters have been provided by B&NES regarding flood reporting and watercourse ownership and responsibilities and these can be seen on the village notice board and website.

Recently reported drainage issues were discussed. B&NES are aware, and work is planned to resolve. Councils main aim is to keep A368 clear and functioning.

178/18-19 **Declaration of Interest**

CLlr Balmforth declared an interest in planning application 18/04740/FUL.

179/18-19 **Clerks' Report**

Youth Connect 'Mutual' are now recruiting Trustees and B&NES will shortly go public with the go ahead for the independent organisation

If you, or someone you know, are interested in becoming a Trustee please contact the clerk for more information.

*Meeting originally planned for 2<sup>nd</sup> January 2019 was postponed due to clerical dating error on original published agenda.*

180/18-19 **Planning**

The following applications were considered:

- a) 18/04740/FUL - 1 Chapel Cottages The Street Bishop Sutton BS39 5UX - Erection of new single storey dwelling (annex) to 1 Chapel Cottages.

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

~~An application for a certificate of lawful development was issued in January 2018 legitimising the changes to the property which had previously occurred which created the two separate dwellings now under consideration.~~

This property is within the established housing development boundary and outside the green belt & 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 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 1 Chapel Cottages, the plans clearly indicate that it is entirely capable of functioning as a standalone dwelling with kitchen, bathroom, living & two bedroom sleeping accommodation.

The proposed construction of a timber building for residential purposes is completely out of character with the local built environment as identified in the character assessment which forms appendix E of the adopted Stowey Sutton Neighbourhood Plan.

Whilst the size and infill location do meet the aims of SSHP02, the proposed style & materials do not achieve the aims of the policy & on balance the visual harm 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.

The proposed construction of a timber building for residential purposes is completely out of character with the local built environment as identified in the character assessment which forms appendix E of the adopted Stowey Sutton Neighbourhood Plan.

Whilst the size and infill location do meet the aims of SSHP02, the proposed style & materials do not achieve the aims of the policy & on balance the visual harm 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 1 Chapel Cottages, 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 1 Chapel Cottages 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 of external lighting have been included within the information available, so the application does not demonstrate compliance with SSHP06.

#### **Summary**

Whilst the current application 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 Stowey Sutton Parish Council do not support application 18/04740/FUL 1 Chapel Cottages in its current form.

- b) 18/05474/VAR - Westway Farm Wick Road Bishop Sutton BS39 5XP - Variation of condition 2 for application 17/02860/FUL (Erection of B1 rural offices with A3 wi-fi cafe, associated external works and tree planting.) AND

- c) 18/05479/VAR - Westway Farm Wick Road Bishop Sutton BS39 5XP - Variation of condition 2 for application 18/00899/FUL (Erection of B1 rural offices with A3 wi-fi cafe, associated external works and tree planting (Resubmission)).

As this is simply an application to vary conditions of two already permitted developments, the underlying principles of compliance with the Approved Stowey Sutton Neighbourhood Plan have previously been considered & most of the changes within these two applications are not material to the overall suitability of the development in these locations.

The windows on the east elevation are proposed to be changed for safety and security due to their previous position relative to the external level.

This request does not appear to have a significant effect on neighbouring properties or the overall visual amenity of the site.

A small plantroom is inserted within the enclosing stone wall with the profile of the wall which is extended to ensure that it is not seen on the north elevation. This is now required to serve both phases, having previously been provided only for the first phase. The east elevation will be rendered to match the adjoining tone. The roof will be flat.

Although it is disappointing that increased plantroom space was not correctly identified as a requirement when 18/00899/FUL was designed, the requested increase is relatively minor & this application makes provision to extend the boundary wall to provide screening of the addition.

Parking in front of the building has been relocated. This was approved in 18/00899/FUL when the wi-fi cafe was relocated.

The text of the application suggests that these changes to parking were approved in application 18/00899/FUL but have been included here for the avoidance of doubt when compared to the initially approved layout in 17/02860/FUL.

The wi-fi cafe is now designated as 'office' and the areas adjusted to 420m<sup>2</sup> (no increase). This was approved in 18/00899/FUL when the wi-fi cafe was relocated but is included here for the avoidance of doubt.

The approved wi-fi hub is proposed to be changed to 'offices'. The wi-fi hub was previously approved within 17/02860/FUL and then transferred to the current location under 18/00899/FUL.

The applicant no longer wishes to provide a wi-fi hub because (i) there is demand for office employment site, (ii) TrueSpeed fibre broadband is being deployed locally, and (iii) the recent approval of Brent's Garage to become Chew Valley stores and Cafe renders the cafe element unnecessary.

This request recognises changes to the village landscape since permission was initially granted & whilst the loss of a potential facility it is not unreasonable to recognise that a small community will struggle to support two similar businesses & the location of Brents Garage at the heart of the village will quite likely make that an easier place for pedestrian access.

WCs have been repositioned internally, but this is not a significant change with little visual impact.

**RESOLVED** that Stowey Sutton Parish Council support applications 18/05474/VAR & 18/05479/VAR

- d) 18/05588/CLEU - Greenacres Bonhill Road Bishop Sutton BS39 5TS - Dwelling which is without any residential occupancy restriction and which is immune from future enforcement action relating to any occupancy restriction (Certificate of Lawfulness for an Existing Use)

**RESOLVED** that Stowey Sutton Parish Council have no evidence to evidence an agricultural connection either way and therefore put forward no comment.

181/18-19

#### **Community Engagement Working Party Updates**

Updates received from the working parties:

- a) Recreation Ground

- i. Working Party report received.

Met just before Christmas to discuss concerns raised by a member of the public at the previous Parish Council meeting. It was suggested, by the parishioner, that further Car parking space be created on the location of current 'old' play area. Also suggested the agreed new MUGA should be relocated to bottom of recreation ground. MUGA previously went through full consultation, including discussions with the police, and design. Full Parish Council voted in agreement.

PC has been successful in its application for a Big Lottery Grant to fund the MUGA and associated facilities. Many thanks were extended to the Clerk for her work on the application.

Community Garden project ready to progress. Member of public has stepped forward to assist with leading this project.

All in agreement pathway work is not of a suitable standard and Clerk continues to engage with HAGS. No recommendation of payment at this time.

**RESOLVED** that Clerk responds to the parishioner to advise that changing use to a car park is not in keeping with the Deeds of Trust.

**RESOLVED** that Clerk responds to the parishioner to confirm process undertaken

b) The Community Library

- i. Informal Library update received. Next Sub Committee Meeting to take place 15<sup>th</sup> January 2019. 6-week review with B&NES undertaken in December. They gave statistics regarding library borrowing usage. Good level of new registrations received. B&NES pleased with progress so far. Suggested that Community library record footfall through doors. We originally opted for Option B 700 book option from B&NES which has proven to be quite small given usage, particularly in children's book area. Second hand books are not selling yet taking up a lot of space. To be discussed at next Sub Committee meeting whether to upgrade to Option A from B&NES for up to 3000 books. Message does not appear to be getting out to villages further afield about official library status so lots of marketing taking place to increase awareness.

c) Millennium Garden

- i. Report received.

**RESOLVED** that Parish Council proceeds with wild flowers and seasonal bulbs.

182/18-19

**District Councillors Report**

CleanAIR submission of intention was due 31st December 2018. Earlier in the month at cabinet thousands of responses had been received and therefore reading and decisions will take longer.

Chew Valley Fest was up for license on 17<sup>th</sup> December 2018. Application was not seen by District Councillors as is process and parishes were not informed. Meeting was adjourned because of a legal interruption. It is evident there has been insufficient consultation, yet request was to double amount of festival goers and extend hours of operation. Scheduled to re-sit in January 2019. Primary effect is on Chew Valley South despite events taking place in Chew Valley North.

**RESOLVED** that Clerk to write to B&NES licensing to express concern at lack of involvement despite impact on our parish.

183/18-19

**Correspondence**

- Bishop Sutton School Society thank the Parish Council for supporting them as they took over Chew Valley Santa Sleigh at Christmas 2018.
- Bishop Sutton Community Church adjust the location of their request at December 2018 meeting for reconsideration.
- Cricket Club confirm withdrawal from Bishop Sutton Recreation Ground. "The Cricket Club thanks the Parish Council allowing their use of the Recreation Ground over many previous years and hopes that the Recreation Ground can continue to flourish in the future."

**RESOLVED** that: Bishop Sutton Community Church request for signage 'sockets' to be placed in Village Hall Car Park for signage (agreed by Village Hall Committee) in amended location for defined periods agreed by the clerk to be reviewed in 6 months.

184/18-19

**Consultation on the B&NES Local Plan 2016-2036**

**RESOLVED** that: Previously circulated Parish Council draft response was approved.

185/18-19

**PCAA**

An application has been put forward to North Somerset County for the development of Bristol Airport to enable a throughput of 12 million terminal passengers in any 12-month calendar period. Parish will certainly experience greater day and night time air traffic and motorised road traffic should this receive the go ahead. We can request monitoring from Bristol Airport regarding air and noise pollution. Wrington Parish Council are holding public meetings to raise awareness of application and all local parishes affected are invited.

**RESOLVED** that Clerk to respond to application in conjunction with Cllr Clewett reflecting PCAA response.

**RESOLVED** that Clerk request monitoring from Bristol Airport as offered.

**RESOLVED** that information sheet from PCAA is placed on parish noticeboards to raise awareness.

**RESOLVED** that Clerk to put forward an article to Parish Magazine to raise awareness of application.

186/18-19

**Trees**

Following fallen oak tree during the autumn a tree survey was requested from B&NES. A survey was undertaken on condition of trees surrounding football club and recreation ground. 3 trees identified as large risk with essential works required. Report has been passed onto Bishop Sutton Football Club due to location of the trees at risk. They will take appropriate action.

187/18-19

**Hedgerows, roads, pavements, ditches and drains**

Burledge steps have suffered great damage due to cattle. This has been reported to Avon Wildlife Trust and a request has been made for them to approach the tenant to make this safe.

Pothole outside Brent's Garage on Wick Road from Red Lion direction.

188/18-19

**Footpaths**

Diversion of CL20/6 Stowey is now complete with no objections.

189/18-19

**Training and Meeting Updates**

190/18-19

**Date of May 2019 Meeting**

Elections taking place 2<sup>nd</sup> May 2019. Our usual scheduled meeting is the day before elections. Meeting must take place within 14 days following election so suggested move to later in the month.

**RESOLVED** that: May 2019 Annual Meetings and Monthly Meeting to take place 15<sup>th</sup> May 2019 at The Link.

191/18-19

**Finances**

**RESOLVED** that:

- a) 19/20 budget approved at £21,000, precept may be signed and submitted.
- b) The monthly Financial Statement received.
- c) Cheques for signature, and BACS payments approved.

<b>January PCM</b>		<b>£</b>
Miss J E Bryant	Clerks wages	£ 575.30
Mr M Filer	Cleaners Wages	£ 140.40
HMRC	Tax & NI	£ 146.81
Rosemary Williams (reimbursement)	Umbrella stand for library	£ 20.99
Rosemary Williams (reimbursement)	Cross Cut shredder for Library (Office Outlet)	£ 26.98
Rosemary Williams (reimbursement)	Stool & bins for library (IKEA)	£ 47.00
Liz Kingston (reimbursement)	Toaster for library (Argos)	£ 27.99
Filers Coaches	Surgery Bus - December 2018	£ 90.00
New Leaf	Village Hall & Millenium Garden maintenance	£ 205.00
Bishop Sutton School Society	Donation towards Chew Valley Santa Sleigh	£ 100.00
HAGS	Balance of invoice	£ 29,556.00
John Stirrup (reimbursement)	2x wireless mouse for library	£ 17.98
Liz Kingston (reimbursement)	Rubber foam for library	£ 7.79
<b>Grand total</b>		<b>£ £30,962.24</b>

192/18-19

**Date of the next meeting**

Wednesday 6<sup>th</sup> February 2019