

# CHARFIELD PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on Tuesday 9<sup>th</sup> January 2018 commencing at 7.30pm in the Sportsman's Lounge, Memorial Hall, Charfield

## PRESENT

**Parish Councillors:** Mr. M. Rosher (Chairman), Mr. M. Cheskin (Vice Chairman), Mrs. J. Law, Mrs. N. News, Mrs. V. Roberts, Mr. R. Rawlings, Mr. A. Parker, Mr. A. Threlfall and Mr. P. Garside

**Clerk:** Mrs. Paula Evans

**SGC Ward Member:** Cllr. J. O'Neill

**Public:** No members of the public were present.

Action

## 11177/18 To note Apologies for Absence and Acceptance of Reasons

None received.

## 11178/18 Declarations of Interest in items on the Agenda

None received.

## 11179/18 To Approve Minutes of Previous Meeting

The minutes of the previous meeting held on Tuesday 12<sup>th</sup> December 2017 had been circulated. Following a minor amendment, Cllr. Threlfall proposed, Cllr. Parker seconded and it was **RESOLVED** to approve the minutes which were duly signed by the Chairman. **All Agreed.**

The minutes of the annual budget meeting held on 3<sup>rd</sup> January 2018 had been circulated. Cllr. Rosher proposed, Cllr. Cheskin seconded and it was **RESOLVED** to approve the minutes which were duly signed by the Chairman. **All Agreed.**

## 11180/18 Public Participation

None.

## 11181/18 To receive the Clerk's Report

A brief verbal report was provided on actions ascribed to the Clerk. All in order.

## 11182/18 Report from Cllr. John O'Neill, South Gloucestershire Council Representative

Cllr. O'Neill updated the Parish Council regarding the JSP. The Liberal Democrat Councillors are the only Councillors objecting the JSP in its current format, and are actively challenging the Plan. During the Core Strategy consulting in 2013, the Inspector had stated that there needed to be a complete review of current green belt and agricultural land provision. The Liberal Democrats are asking for the Plan to be scrapped and started again as they do not feel it is fit for purpose.

It was acknowledged that there had been a catalogue of problems regarding construction works at the Bellway site. However, it was considered to have been an invaluable learning exercise, especially if the village is going to have more construction work – issues such as mandatory wheel washing facilities (not just during dry weather), not having temporary traffic lights at peak times, no deliveries during school run times etc. Cllr. O'Neill reported that water connection works would be starting soon at the Newtown junction but would check to confirm the dates. Also a number of complaints had been received from Renishaw who were losing approximately thirty minutes of production time per day.

Cllr. Rosher reported that he had spoken with one of the Bellway Health & Safety Managers about access into and out of Newtown. Where the current temporary traffic lights are situated anyone exiting Newtown is met with a standing line of traffic making it difficult to come out. Further residents wishing to turn right into Newtown (coming from Tortworth) are holding up traffic because of the standing line of cars. Cllr. Rosher suggested that some form of 'keep clear' signage is put in place to make manoeuvring at this junction easier.

Complaints had been received regarding air quality around Charfield village. The SGC Scientific

Officer would be commencing a monitoring exercise for a period of twelve months. It was noted that the perceived reduction in quality may not be just from idling traffic because of the temporary traffic lights on the Wotton Road.

The South Gloucestershire Council Budget would be out to consultation next month. Central Government has allowed an increase of 5.9%.

### **11183/18 Planning Applications**

PT17/4741/F | Raising of roofline to form house with three levels, to include erection of single storey front extension, balcony to the west elevation, raised decking area to rear and detached garage | 38 New Street, Charfield, GL12 8ES | To OBJECT – overdevelopment of the site; the design is out of keeping with the rural street scene; insufficient amenity space within the development to accommodate a six-bedroomed dwelling. The objection was voted on and adopted six voted to two.

PT17/5602/ADV | Consent to display 3 no. static illuminated fascia signs, 1 no. static illuminated hanging sign and 8 no. non-illuminated hoarding signs | Railway Tavern, 56 Wotton Road, Charfield | To OBJECT | This application should be described as a 'retrospective' application as the signage is already in situ and subject to enforcement process. The previous application was refused but yet the signage was erected and this application seeks to ignore the previous refusal. The Parish Council consider this to be an unreasonable amount of signage which is out of keeping with a village public house. The G1, G2 and G3 signs are in fact noticeboards and the uniformly designed information shown in the application is not as presented in reality. The Parish Council also considers this will cause excessive light pollution in a village that led the Dark Skies Part-Night Lighting initiative and is entirely inappropriate for the location. The Parish Council also considers the lighting will cause problems for neighbours. So much signage near a congested and hazardous, four-way road junction on the main Wotton Road is likely to increase car and pedestrian accidents. The regular use of unapproved pavement signage erodes visibility at this junction. Further, the Parish Council would note the establishment last year of trestle tables at the side entrance of the pub, creating an additional smoking area adjacent to the public footway, which was detrimental to passers-by and a bad example for passing children. Lastly, the Parish Council would point out that the pictorial references contained in the application are not representative of the signage that is already in place.

PT17/4841/F | Change of use of land for the siting of 1 no. portacabin (Class B1a) for use as a temporary sales office until Spring 2018, and installation of electric generator (retrospective) | Land at Charfield Memorial Hall Car Park, Wotton Road, Charfield | To OBJECT – The Parish Council considers that the siting of this portacabin presents a huge and unwelcome advertising hoarding, which is a visual distraction at a known trouble-spot on the congested Wotton Road. The application does not identify this, nor does it seek permission to erect an advertising hoarding, which is already the subject of a separate planning enforcement investigation. Further, the electricity generator is over-large, and significantly oversized for the low demand required of a portacabin (lighting, heating and computer etc). It is visually intrusive, noisy to adjacent homes and emits sufficient diesel fumes to make walking past it a very unpleasant experience. Finally, the Parish Council would comment that the agreement by the Memorial Hall Committee to allow this installation sets a precedent, when the Parish is faced with multiple construction sites proposed under the draft JSP - other construction companies would very likely seek permission for similar installations if the precedent is set by allowing this application.

### **11184/18 Planning Decisions**

PT17/4210/F | Erection of single storey rear extension to provide additional living accommodation | 80 Woodlands Road, Charfield, GL12 8LS | APPROVE WITH CONDITIONS.

PT17/4614/F | Change of use of land from agricultural to equestrian use and erection of stables | Cosy Farm, Swinhay Lane, Charfield, GL12 8EY | APPROVE WITH CONDITIONS.

PT17/4856/F | Demolition of existing detached garage. Enlargement of existing front dormer.

Erection of two storey side extension and single storey side and rear extension to provide additional living accommodation | 28 Durham Road, Charfield, GL12 8TH | APPROVE WITH CONDITIONS.

### **11185/18 Planning Enforcement**

COM/17/0854/OD – Charfield Memorial Hall – the latest communication from SGC was noted. A retrospective planning application has been submitted by Bellway and until that had been determined no further enforcement action would be taken.

The Parish Council noted a new enforcement action in Newtown for the erection of an oversized metal structure and the removal of a hedge.

### **11186/18 JSP, JTP & Proposed Development within Charfield**

Charfield Parish Council had submitted their response in good time. The Parish Council noted the excellent response from the Fighting for Charfield Group and acknowledged all the hard work that had gone into formulating the response. The Parish Council also praised the engagement of residents in responding to this consultation.

The Parish Council also noted an email and attached comments on the JSP by Charfield Angling Association, and a further communication from the Woodlands Garden Village Group.

### **11187/18 Playing Fields Inspection Reports and Note Issues Arising**

The weekly playground inspection reports were received and noted.

The Clerk will update the Inspection Rota for 2018 and circulate to Councillors.

Clerk

It was proposed by Cllr. Roshier, seconded by Cllr. Parker and **RESOLVED** to approve the quote supplied by KLH Landscaping for £550 (£320 for re-siting the bench, £135 for spraying of skate park, fixing down the matting at end of tunnel, repair to gate post, £95 for re-siting of litter bin). **All Agreed.** The Clerk confirmed that KLH would be able to carry out the work w/c 22<sup>nd</sup> January 2018, weather permitting.

A quote for £995 had been received to repair the thirteen deliberately vandalised mesh fence panels along Little Bristol Lane. The Parish Council would investigate alternative options for repair.

A quote for replacement tennis court fencing (including a gate on the play area side) had been received for £2,690 or £3,210 depending on the type and quality. This cost would be taken into consideration when bidding for the S.106 monies from the Bellway development.

The Clerk will liaise with the Memorial Hall Committee regarding the Eol in the S.106 monies from the Bellway development.

Clerk

Cllr. Parker would investigate the possibility of rotating the QEII Memorial Bolder so that the writing can be seen from the road.

AP

### **11188/18 Charfield Burial Ground Report**

It was proposed by Cllr. Cheskin, seconded by Cllr. Roshier and **RESOLVED** to approve the erection and wording of a memorial for the late Mr. Bratchell as per details provided by the memorial masons. **All Agreed.**

It was proposed by Cllr. Cheskin, seconded by Cllr. Roberts and **RESOLVED** to approve the erection and wording of a memorial for the late Mr. and Mrs. Spill as per details provided by the memorial masons. **All Agreed.**

A quote had been received from KLH Landscaping to remove and renew the mulch within the rose garden for £1,290. Cllr. Newns proposed, Cllr. Parker seconded and it was **RESOLVED** to

approve the quote. **All Agreed.**

A further quote for £1,500 had been received from KLH to repair the collapsed section of the burial ground wall (adjoining the closed churchyard) close to the ashes plots. Cllr. Roshier proposed, Cllr. Threlfall seconded and it was **RESOLVED** to approve the quote. **All Agreed.** The Clerk will contact SGC to inform them that the collapsed wall would impede use of the ashes plots should any further applications for interments be received.

Clerk

#### **11189/18 Youth Group Report**

Nothing further to report.

#### **11190/18 Charfield Neighbourhood Plan**

Nothing further to report. The CNP Group was still planning to meet with SGC and a date for the end of January had been proposed. The Group specifically wanted to meet with SGC Highways Officers to clarify the meaning of the Wotton Road Environmental Enhancement Scheme and how this would address traffic flow.

#### **11191/18 Meeting Reports**

- Memorial Hall Committee – Cllr. Roshier had attended the previous meeting and handed a copy of the minutes to the Clerk for noting.
- Crest Nicholson Liaison Group – There still appears to be problems with contractors working on a Sunday. Also an enquiry had been received from residents regarding provision of a slow worm corridor. The Clerk had contacted Crest Nicholson with this information request – a response was awaited.
- Day House Leaze Liaison Group – The next meeting is planned for Tuesday 23<sup>rd</sup> January 2018. There had been an issue over the Christmas period as some of the Heras fencing had blown over. A request for an emergency contact number would be made to Bellway at the next meeting.
- Greenway Group – nothing further to report. The next meeting was due to take place on 24<sup>th</sup> January 2018.
- Cemex – nothing further to report. The next meeting would take place on 13<sup>th</sup> February 2018.
- Community Engagement Forum – One of the SGC participants had requested that pre-meeting meetings be arranged - this was not considered practical or best use of individuals time.

#### **11192/18 Correspondence Received**

Chipping Surgery PPG and Community Public Access Defibrillators; Comments on Policy 7.9 of West of England Joint Spatial Plan by Charfield Angling Association; Woodlands Garden Village – A Sustainable Opportunity.

#### **11193/18 Footpaths**

The Clerk will chase SGC PROW regarding the status of the stile in Woodlands Road.

Clerk

#### **11194/18 Dog Waste Bin**

A request had been received to site a new dog waste bin on Churchend Lane. Cllr. Roberts proposed, Cllr. Roshier seconded and it was **RESOLVED** to approve the purchase of an additional bin with a suggested position where PROW OCH16/90 comes out on Churchend Lane. The Clerk will liaise with SGC to facilitate. **All Agreed.**

Clerk

#### **11195/18 Town & Parish Council Charter (refreshed)**

A refreshed Town & Parish Council Charter had been received. The Parish Council agreed they were content to sign up to the new Charter.

#### **11196/18 Financial Matters**

Following the annual budget meeting held on Wednesday 3<sup>rd</sup> January 2018, it was proposed by Cllr. Roshier, seconded by Cllr. Newns and **RESOLVED** to approve the 2018/19 budget figures. **All Agreed.**

After due consideration of the approved 2018/19 budget figures it was proposed by Cllr. Rosher, seconded by Cllr. Roberts and **RESOLVED** to set the 2018/19 Precept figure at £62,000. **All Agreed**. This was an increase of £6,300 (11.3%) on the previous year.

The Clerk would seek advice from ALCA as to whether it is possible to include a budget heading to accrue for the purchase of new open space.

Clerk

The Clerk reported that up to date bank statements had not been received. As soon as they were received the Clerk would report the amounts to the Parish Councillors.

### **11197/18 Accounts for Payment**

The Clerk reported the following accounts to be paid.

Payee	Chq No.	Description	Net	VAT	Gross
			£	£	£
Mrs. P. Evans	SO	Clerk's Salary - December	£863.16	£0.00	£863.16
HMRC	2807	Clerk's Tax & NI	£126.57	£0.00	£126.57
Memorial Hall	2808	2nd Tranche Fin Support	£3,000.00	£0.00	£3,000.00
Memorial Hall	2809	Room Hire & Litter Pick	£111.50	£0.00	£111.50
SGC	2810	Ground Maint & Dog Bins	£452.70	£90.54	£543.24
			<b>£4,553.93</b>	<b>£90.54</b>	<b>£4,644.47</b>

It was proposed by Cllr. Rawlings and seconded by Cllr. Newns and **RESOLVED** that the above accounts be paid. Cllrs. Rawlings and Parker were instructed to sign the cheques. **All Agreed**.

### **11198/18 Minor Items Raised by Members or for Future Agenda**

Following the tentative grant enquiry at the recent budget meeting from the new Brownies group there was a brief discussion on whether there was sufficient budget provision in the 2018/19 S.137 category. However, it was felt that there was sufficient provision to accommodate late applications.

It was noted that the verges of the lane behind the Primary School, and footpath OCH/34X (from Wotton Road to the lane) are in a poor condition.

The condition of the Wotton Road was again deteriorating with mud and rocks on the road. A large low-loader had been seen reversing across the path in order to gain access to the Bellway site.

*This concluded the business of the meeting which closed at approximately 9.10pm.*

*Next meeting of full council is to be held on Tuesday 13<sup>th</sup> February 2018 at 7:30pm in the Sportsman's Lounge.*

Chairman

13<sup>th</sup> February 2018