

CHARFIELD PARISH COUNCIL

Minutes of Parish Council Meeting held on Monday 21st July 2014 commencing 7:30pm in the Main Room, Memorial Hall, Charfield.

PRESENT

Parish Councillors: Mr M Rosher (Chairman), Mr I Kershaw (Vice Chairman), Mr P Patterson, Mr I Williams, Mrs N Newns and Mr S Kowalczyk

Clerk: Mrs H Saunders and Ward Councillor John O'Neill

Public: 23 Members of Public

10189/14 To note Apologies for Absence & Acceptance of Reasons

These were duly noted and accepted from Mr M Cheskin, Mrs J Law and Mr R Rawlings.

10190/14 Declaration of Interest in items on Agenda

Clerk will leave room when Council move to discuss Item 21 on Agenda regarding overtime.

10191/14 Approval of Minutes

It was proposed by Mr P Patterson and seconded by Mr I Kershaw and RESOLVED that minutes of meeting on 8th July 2014 be approved and signed by Chairman after minor amendments.

10192/14 Public Participation

There were a number of members of public present, and due to nature of agenda / issues there was no time limit to how long they could speak...PP lasted approx. 1 hour and residents brought following concerns / issues to councillors attention and they were duly discussed:-

- Ward member – John O'Neill addressed meeting – members of Public – explaining that even though Policies Sites and Places consultation was a separate matter to the 2 forthcoming appeals – they were linked as results of one could impact on results of other....and stressed how important it was for residents to respond by end of August. He mentioned that the results of Housing Needs Survey conducted last year – although illustrating not a high demand for housing – does show that there is a need and SGC feel that the need to be delivering this – over life of plan (Core Strategy – 2014 – 2027). Developers will latch on to this – and try and demonstrate that via building market housing they can deliver an amount of affordable housing, etc.
- The Policies Sites and Places presentation by S Glos Council, how should people best respond....had Parish Council suggested that 24 houses were required.....difference between extending settlement boundary and looking at a rural exception site. For those people that hadn't attended – details of where to find information online was handed out – and it was noted that all had until 28th August to submit responses to S Glos Council – who would then be analysing these and looking to attend Council meeting in September to discuss further.
- The planning appeal for 106 houses and also the pending appeal for land at Days House Leaze was discussed at length – the process – whether it was worth re-iterating comments already made to S Glos Council, etc. It was stressed that yes it was – and not to worry about quoting planning policies, etc. but state how development would affect YOU if it was to go ahead. The more comments that the inspectorate receive the more weight that can be given and the more they will realise what the public opinion is. It was also mentioned that it is worth saying that you are happy to speak – best to mention now – but you may get an opportunity at end of Public Inquiry – (but this isn't guaranteed – so to be sure state now if you want to speak.
- Issue of outline planning for 3 dwellings at Horsford Road was brought before council – and how concerned resident were that this would add to traffic – wouldn't be in keeping , etc. and could open floodgates to more piecemeal development – which really isn't ideal.
- Licensee of Plough Public House addressed council stressing dismay at council's decision to object to variation in license and explaining why they had put it in. It sounds as if a compromise has been reached between licensing officer and police now – and hours of being able to drink outside will be extended – but not as late as originally proposed.
- Issue of parking along Station Road – just past Tavern Pub was mentioned – and how this is creating an issue for residents pulling out of The Sidings. It was suggested that this matter be

brought before Safer Stronger Community Group meeting at end of month – as that forum was better placed for dealing with such matters.

(This is just a précis of what was discussed – Public Participation extended to a full hour....)

10193/14 To note Clerks Report on Matters Arising (not mentioned elsewhere on agenda).

The following was reported:-

- Clerk is still liaising with Streetcare regarding buy back of services and fact that grass cutting isn't up to standard and they are still missing area's that were agreed to be dealt with.
- Play area work is nearly complete – train has been repaired – both swings have been repaired, sand pit filled up and tunnel finished. Turf hasn't survived the weather so need to plant some seed.
- Clerk has received notification about a Vigil at St Johns to commemorate the outbreak of WWI.

ACTION CLERK

10194/14 To approve Terms of Reference for 'Standing Committee' set up for Appeal

These had been received by council – clerk answered a couple of questions and it was proposed by Mr S Kowalczyk and seconded by Mr P Patterson and RESOLVED to approve Terms of Reference for Planning Appeals Committee.

10195/14 To note meeting of Appeal Working Group - actions to date

Council had received notes of brief meeting held on 10th July following last council meeting – main actions to note were that Terms of Reference were now agreed, website was up and running, dedicated email set up, flyer / posters drafted up / printed and distributed (informing residents about appeal), draft comments worked on (see below).

10196/14 To note and approve comments from Parish Council to Planning Inspectorate re Appeal PT13/4182/O

A draft of these had been circulated to councillors prior to the meeting, in essence they were very similar to comments made last year – when objecting to the planning application. Mr P Patterson proposed and Mr I Kershaw seconded and it was RESOLVED that comments be sent to Planning Inspectorate. It was also suggested that these comments be placed on website once Clerk had sent to inspectorate.

ACTION CLERK

10197/14 To agree that representative should speak at Public Inquiry

As the comments above were agreed – it was also agreed that someone from Parish Council speak at Public Inquiry – it will be agreed nearer the time who. Clerk to inform inspectorate of this when sends comments in (by 1st August)

10198/14 To comment on Planning Applications

PT14/2390/O | Erection of 3no. dwellings (Outline). All matters reserved. | 7 Horsford Road Charfield Wotton Under Edge South Gloucestershire GL12 8SU.

After due consideration it was resolved unanimously to OBJECT to this outline planning application. Reasons for objection being the access, increased traffic, proposals out of keeping with the area and properties would be cramped with little / no amenity space.

PT14/2335/RVC | Variation of Condition 4 attached to previously approved application PT04/1026/F to combine the four workspaces (as shown on drawing no. 1073/002) into two workspaces associated only with residential units 24 and 25 (shown as buildings 2 and 3 on drawing 1073/002)) The occupation of these units shall be limited to person(s) solely or mainly employed in the in the businesses occupying this B1 workspace; or a widow or widower of such a person; or any resident dependent on such a person. | Hill House Farm Station Road Charfield Wotton Under Edge South Gloucestershire GL12 8SY

After due consideration it was resolved unanimously to OBJECT to this variation in condition. When the planning application was approved 10 years ago – the conditions were put in place for a reason and the Parish Council believe strongly that they should stay in place with no amendments / variations. If this variation were to be allowed – it would be permitting development of a dwelling in open countryside – outside of the development boundary and this isn't correct. There is also concern that it would lead to increased traffic on a narrow road.

PT14/2556/NMA | Non material amendment to PT11/3686/F to instal two velux windows to the roof of the garage and install side door | 32 New Street Charfield Wotton Under Edge South Gloucestershire GL12 8ES. *No issues – for information only.*

10199/14 To note Planning Decisions

PT14/2283/NMA | Non Material amendment to previously approved scheme PT11/3255/F to extend the width of the single storey rear extension to 4 m and replace french patio doors and window with folding sliding PVCU doors. | 181 Woodlands Road Charfield Wotton Under Edge South Gloucestershire GL12 8LA. APPROVED.

10200/14 To note any other Planning Matters

Notice of appeal for land at Days House Leaze:

This was mentioned at start of meeting – appeal was lodged on 14th July 2014 – applicant waited right up until end of 6 month period. They are looking at resubmitting application – the Parish Council are unsure whether there will be any changes from the original application, as soon as it is registered – Clerk will ensure that details are available online, and obviously it will be included on a future agenda for consideration.

Approval of Solar Farm at Land just over border (potential road closures during construction).

Clerk has already received notification of a road closure along New Street – so will post on the website.

ACTION CLERK

10201/14 To note PSP DPD Community Consultation Event – 16/7/14

The event was reasonably well attended with approx. 70 / 80 local residents popping in to look at boards and see what Consultation was about. For anyone that couldn't make event – all information is available electronically via S Glos website. Clerk will pop link via Charfield Parish Council home page. People have until 28th August to comment – and it is important to remember – it isn't just regarding housing and development boundaries – the parish are also being consulted on Open Green Spaces and the Minerals Plan – CEMEX have put on suggestions for extension of Wickwar Quarry.

10202/14 To approve any further comments regarding draft PSP DPD plan / call for sites / event

Considering the items on agenda this evening – and length of Public Participation – it was agreed that comments couldn't be properly formulated and that councillors should meet prior to next full council meeting (12th August) to work through response – for approval on 12th August. This will still meet consultation deadline of 28th August 2014. (meeting to be arranged clerk to circulate choice of dates via email).

ACTION CLERK / ALL

10203/14 To receive quotes for work to SMP Play Area

Clerk presented quotes from 3 companies to council. There were also 3 options regarding repair to the wetpour. These ranged from a repair job (similar to what has been carried out in the past) to an overlay – to a complete replacement.

Due to budgetary constraints it was agreed that the only option available currently – and one that would make the area safe – was the repair.

10204/14 To approve contractor to carry out work to SMP Play Area

Price wise – there was very little difference between the 3 companies (Russell Play, Sovereign and Lightmain). It was proposed by Mr M Rosher that due to the excellent service, workmanship and safety measures taken whilst recently installing MUGA Lightmain should carry out the work, this was seconded by Mr I Kershaw and RESOLVED.

ACTION CLERK

10205/14 To receive quotes for singage at MUGA and approve

Quotes not yet received – so item deferred to future meeting.

10206/14 To approve a motion to Vire Money from Reserves for work to play area

Following brief explanation from Clerk – that £2,000 should be sufficient – and this would still leave reserves of pprox.. £8,000 the motion was proposed by Mr I Kershaw and second by Mr P Patterson and RESOLVED.

10207/14 To receive an update on Youth Group & approve Terms of Reference for Youth Group Standing Committee

Clerk gave a brief report regarding the current 15 week trial that is underway (due to finish on 12th August) – number of Youths attending and where they come from (more than 50% that attend are from Charfield). Clerk took council briefly through figures that Simon Gillings who runs the Youth Club had sent across – these detailed how much it would cost to keep weekly sessions going for next year. Important to note that this doesn't include cost of room hire.

Following on from last meeting – when it was agreed best way forward was to set up a working group – Clerk placed sample Terms of Reference in front of Council – and they unanimously RESOLVED to approve these and that elected members to sit on 'Working Group / Committee' be Mr M Rosher, Mr I Kershaw, Mr M Cheskin and Mrs N Newns – along with Clerk.

Ward Councillor O'Neill mentioned Positive Activity Subsidy and Clerk confirmed that she was in contact with John Hesketh at SGC and was looking at putting in an application by end of month now had some results of trial and costs.

ACTION CLERK & CLRS CHESKIN, KERSHAW, NEWNS & ROSHER

10208/14 To note next Safer Stronger Community Group Meeting – 31st July 2014 – Cromhall Chapel

This meeting was duly noted – all welcome – meeting starts at 7:30pm.

Ward Councillor John O'Neill left meeting.

Clerk stepped out of room while following item was discussed.

10209/14 To note / approve overtime if necessary for Clerk

Clerk was invited back into room and for purpose of minutes Chairman announced that 5 hours overtime / week had been approved for next 6 months whilst appeal / public inquiry was ongoing. These extra hours to be logged, and if necessary can re-visited if not sufficient. Clerk was also thanked for all her work.

10210/14 To approve cheques for payment

There were a couple of cheques / invoices to pay. As this was an extra meeting no monthly accounts. It was proposed by Mr I Kershaw and seconded by Mr P Patterson and RESOLVED to pass the following for payment.

KLH Landscaping – Repairs to Tunnel – Chq No. 2526 - £1194

KLH Landscaping – Removal of Green Waste, etc during MUGA Construction – Chq No. 2526 - £390

10211/14 Minor Items raised by Members or for Future Agenda's

2 x Road Closures to note (New Street due to Work in Huntingford) and out of Parish – Cow Ship Lane (due to Water Mains work). Clerk will upload details to website.

It has been brought to Clerks attention that in 2015 Tour of Britain will come via Charfield – and around Tafarn Bach roundabout. Clerk will check route / dates, etc.

Clerk has received notification from Rev Chris Mason about vigil on 4th August in evening to commemorate the outbreak of WWI. It states on CHADRA that it is a Civic act, so Clerk felt important for someone to be present from Council – particularly if there was part of service to be held at War Memorial. It was agreed that Chairman would be able to attend.

ACTION CLERK

This concluded the business of the meeting which closed at approximately 2130hrs

Chairman

12th August 2014