

EAST HARPTREE PARISH COUNCIL

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON
TUESDAY 19th APRIL 2016**

VENUE AND TIME OF THE MEETING: THE THEATRE, EAST HARPTREE @ 7.30pm

		<i>Present:</i> Cllrs Peter King (Chair), Mike Jennings, Paul Waldron, John Darvill, Andrew Jones; also in attendance Tim Warren (BANES) and Alan Butcher (Clerk).	
	917	<i>Apologies for absence.</i> None	
	918	<i>Co-option of persons to vacant places.</i> Two additional persons to be co-opted onto the Parish Council to fill vacancies due to insufficient nominations. No applications received.	
	919	<i>Public Forum:</i> The Chairman will adjourn the meeting for a maximum of 10 minutes to allow public participation. Four members of the public were present. Laura Cannon (Village agent) spoke about a grant from the Parish Council toward the proposed village picnic in June. The clerk advised that he had received an email on the matter. Chris Bull and others raised the matter of the proposed development of five dwellings at Keilder, Church Lane. There were many objections from local residents about the size and scale of the proposals. It was felt that the proposed dwellings were not in keeping with the village in general and that they would fundamentally alter the character of Church Lane being two storey dwellings rather than the single and single and a half storey dwellings prevalent in the area. There was concern about the location of some of the dwellings which overlooked adjoining properties and the style and look of the proposals. Parking was a major concern as parking in Church Lane was problematic.	
	920	<i>Declarations of Interest:</i> Cllr Darvill advised in connection with 923 iv) that his wife was a school governor Continuing Dispensations have been granted to Councillors in respect of the Place Making Plan and Chew Valley Neighbourhood Plan.	
	921	<i>Acceptance of the Minutes of previous meetings:</i> i) Minutes of the meeting held on 15 th March 2016 were agreed and signed as a true record.	
	922	<i>Matters Arising from the Minutes of the previous meetings:</i> i) Defibrillator – Cllr Jennings confirmed that the Pavilion machine had now been connected – clerk to advise BANES. The clerk had contacted Clive Setter about the Theatre machine which was confirmed to be refurbished and fully operational.	

		<p>Clerk to ask Chris Head if he happy to conduct the overseeing of the Pavilion machine and to confirm with Clive Setter about the overseeing of the Theatre machine.</p> <p>ii) Parking in Middle Street – Notices had been erected and some had been removed. An email had been received complaining about the parking at peak times. Clerk to write to local organisations about the matter.</p> <p>iii) 30mph limit extension on B3114. Cllr Warren advised that this would require speed checks prior to any further action. The speed checks would need to be funded by the Parish Council. Cllr Warren to advise on approximate cost.</p> <p>iv) East Harptree Playing Field – Play Equipment and funding. The clerk had written to Nicola Haigh and the matter would be discussed again at the next EHPF Committee meeting.</p> <p>v) Litter picking event. This had been very successful with 22 people attending. All routes had been litter picked and a thank you placed in the Parish Mag.</p>	
923	<u>Planning:</u>	<p>i) Application 16/01136/FUL and 16/01137/LBA (listed building consent) – Erection of timber framed garage at Eastwood Lodge, Whitecross Road, East Harptree for Ms Sara Virgee – Cllr Jennings felt that the proposed garage should be constructed in the same materials as the lodge i.e stone and slate. Cllr Darvill felt that the proposed construction reflected the “temporary” nature of the proposed garage. A vote was taken and it was agreed to support the application 3 in favour, 1 against and 1 abstention.</p> <p>ii) Application 16/01299/FUL – Erection of 5 residential dwellings at Kielder, Church Lane, East Harptree for Mr Simon Crocker. Councillors spoke of the style, scale and inappropriateness of the proposed dwellings and made the following comments:</p> <p>The proposed dwellings, which are sited in a prominent position at the western edge of the village, are totally inappropriate and alien to the village of East Harptree.</p> <p>The scale and impact of the dwellings is not sensitive to the existing village surroundings and the use of timber cladding is particularly inappropriate in an area where buildings are generally stone faced or rendered.</p> <p>The three northerly dwellings (3,4,5) are close to and will overpower the existing surrounding properties which are much lower in height.</p> <p>Parking provision is inadequate for the proposals. It is estimated that there could be up to 39 people resident on the site but with parking for 14 vehicles excluding visitors. The use of Church Lane for parking will cause obstruction and prevent the passage of large and emergency vehicles,</p>	

		<p>there have already many been instances of this problem in Church Lane even before any further development.</p> <p>The views in and out of the area will be seriously compromised by the proposals, the views from the adjoining footpath and the AONB will be affected contrary to policy NE2.</p> <p>The proposal to use mains foul drainage for the disposal of surface water is unacceptable, surface water should be dealt with in a sustainable way. There are already problems with flooding and drainage overload in Church lane during times of heavy rain, these can only be exacerbated by these proposals.</p> <p>The housing mix is not in accordance with policy CP10 which calls for a mix of housing rather than the five 4 bedroom properties proposed. The quoted “policy” within the planning documents is only part of that policy and not the full wording. It was noted that, in fact, the proposed three bedroom house has four bedrooms thereby giving five four bedroom houses on the site. Recent housing needs surveys indicate that smaller two and three bedroom properties are required in the area rather than the large homes proposed.</p> <p>Councillors voted unanimously the object in principle to the application.</p> <p>iii) Application 16/01368/FUL – Alterations to existing house including repairs, replacement of windows and construction of a detached summer house at Church Farm, Church Lane, East Harptree for Mr and Mrs Stobart. Councillors voted unanimously to support the application.</p> <p>iv) Application 16/01600/FUL – Erection of extension to the Primary School to provide accessible toilet and changing facilities with an external platform lift and relocation of staircase at East harptree Primary School, East Harptree for BANES. Councillors voted unanimously to support the application.</p> <p>It was noted that applications iii) and iv) had been received by the Parish Council online rather than as hard copies of the documents. Councillors agreed that future applications should be printed out as necessary for discussion at meetings rather than opting for the use of a project/laptop. Clerk to arrange printing as necessary. An initial budget of £300 per annum was set to cover printing costs.</p>	
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924	<p><u>Road Sweeping and Highways:</u></p> <ul style="list-style-type: none"> i) Highways maintenance sheet the clerk had been unable to contact Martin Shields as suggested at the last meeting. The highways sheet to be updated for the next meeting. ii) Other matters reported. Clerk to provide Paul Sperring with a supply of time sheets. 	
925 926 927 928 929 930 931 932 933 934	<p><u>Parish Council Matters:</u></p> <p>Place Making Plan – this was submitted to the Secretary of State on 12th April.</p> <p>Chew Valley Wide Area – Neighbourhood Plan:</p> <ul style="list-style-type: none"> i) The plan would be sent out for a six week public consultation from 28th April. Thereafter it would go to BANES following by another six week consultation. The plan would be sent to the examiner in September/October followed six weeks later by a referendum requiring a 51% majority. ii) Councillors need to review the document which is online before the next meeting; Cllr Jones is happy to advise on any queries that councillors may have. The Parish Council chairman will be required to formally “sign off” the plan at the next PC meeting. iii) An email is to be sent to the East Harptree mailing list; Cllr Jones will liaise with the clerk on material for the email being sent out by the administrator. iv) Clerk to include original CNVP East Harptree assessment on the website (referred to in other documents) and a link to the CVNP to be added on 28th April. v) The question of ACV’s included in the plan was discussed; clerk to circulate forms and papers for this process for consideration at the next meeting. <p>Chew Valley Transport Strategy – Cllr Darvill to attend the consultation on 26th April and circulate information to allow completion of questionnaire by 9th May.</p> <p>Parish Council Cup for the Flower Show – Cllr King to collect cup and bring along to next meeting.</p> <p>Invitation to Parish Chairman, Councillors and Clerks reception – 20th April 2016 – Cllr Darvill will be attending.</p> <p>Parish Charter – the Parish Council had no matters to raise.</p> <p>Technical consultation on Planning Changes. This was passed to Cllr Jones to review.</p> <p>West of England Devolution – Cllr Warren outlined recent discussions and referred to an email he had recently circulated. He felt that the financial benefits for the areas involved would be substantial although he was cautious of the proposal for a regional mayor.</p> <p>Meetings attended by Councillors. Cllr Jones CVNP; Cllr Darvill “Project Newton”</p> <p>Arrangements for Annual Parish and Annual Parish Council meetings. These meetings to take place on 17th May with the Annual Parish Meeting commencing at 7pm.</p>	

<p>935</p>	<p><u>Financial:</u> Parish Council Banking - Cheques to be signed as follows: i) P Sperring - £190.56 – this was agreed and a cheque raised. ii) Post Office – Clerk’s & Sweeper Tax - £136.77 – this was agreed and a cheque raised. iii) A J Butcher – salary and expenses. - £395.40 – this was agreed and a cheque raised. iv) Hall hire for meetings for 2015/16. - £237.60 – this was agreed and a cheque raised. The following invoice had been received after the preparation of the agenda and it was agreed to include these as follows: i) E-On for electric supplies to the clock £79.31 – this was agreed and a cheque raised. v) Came and Co Parish Council insurance £459.38 – this was agreed and a cheque raised. vi) B J Gullock electrical connection to defibrillator £135.81 – this was agreed and a cheque raised.</p>	
<p>936</p>	<p>National Living wage increase. This applied to Paul Sperring and would be implemented from 1st April with back dated payment included in the next salary payslip.</p>	
<p>937</p>	<p>Draft end of year accounts. The clerk to circulate these shortly.</p>	
<p>938</p>	<p><u>Matters of Report:</u> i) Concern was expressed about the new disabled access ramp at the school which appeared not to reflect the details included on the planning application. Cllr Darvill was dealing with the matter. ii) The request for a grant toward the costs of the village picnic to be included on the agenda for the next meeting.</p>	
<p>939</p>	<p><u>Date and Time of Next Meeting:</u> The next scheduled meeting is 17th May 2016.</p>	

Alan Butcher,
 Parish Clerk,
 29th April 2016
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