

EAST HARPTREE PARISH COUNCIL

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON
TUESDAY 15th NOVEMBER 2016**

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

	<i>Present:</i> Cllrs Peter King (Chair), John Darvill, Richard Coombs, Paul Waldron, Andrew Jones; also in attendance Tim Warren (BANES) and Alan Butcher (Clerk)	
1611/01	<i>Apologies for absence.</i> Cllr Mike Jennings.	
1611/02	<i>Co-option of persons to vacant places.</i> One additional person to be co-opted onto the Parish Council to fill a current vacancy. No applications had been received.	
1611/03	<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. Chris Head gave a report on the recent broadband survey. Details included with agenda 1611/06v. Pinkers Farm planning application: local residents raised a number of points concerning the proposals for the site including the proximity of the slurry tank and the resultant hazards to health, the problems with flooding and the lack of utilities to serve the area. The inclusion of the site within the place making Plan was questioned as some considered the site unsuitable for development particularly with information which was now available via the consultation process. Cllr King responded that the reason for inclusion was historic and Cllr Jones advised that the inclusion of the site had been questioned at the independent examination of the PMP. Other matters raised included the current problems with parking in Middle Street opposite the site.	
1611/04	<i>Declarations of Interest:</i> Cllr King advised an interest in agenda item 1611/07i – Pinkers Farm application. Cllr Jones advised an interest in agenda 1611/06v – Broadband provision. Continuing Dispensations have been granted to Councillors in respect of the Place Making Plan and Chew Valley Neighbourhood Plan.	
1611/05	<i>Acceptance of the Minutes of previous meetings:</i> i) Minutes of the meeting held on 18 th October 2016 were agreed and signed as a true record.	

1611/06	<p><u>Matters Arising from the Minutes of the previous meetings:</u></p> <ul style="list-style-type: none">i) Parking in Middle Street – Proposed signs. The clerk handed these to Cllr Waldron for fixing.ii) Parking in Whitecross Road – The clerk had yet to arrange a meeting to discuss the problems. Cllr Warren suggested that Stefan Chiffers be contacted in the first instance.iii) Assets of Community value – Cllr Jones was still awaiting details of the proposed workshop. It was noted that the Waldegrave Arms lease was up for sale. All agreed there was a need to gauge if the village wanted to pursue the ACV route in this regard should it become necessary. Clerk to send out to email list giving details of the ACV process and asking for a village response. Responses to be sent back to Cllr Jones.iv) Calendar produced in association with the school. Copies of the calendar were now for sale in other outlets.v) Broadband provision. Chris Head reported that there were 77 responses to the survey with 20% below 2mb with a general level of between 2 and 8mb. The report recommended that clarification be sought about why 241 dwellings had not been included in “phase 2” and that a request be made to have them included in phase 2 or, failing that, that they be included in “phase 3”. That a case be put to the “phase 2” contractor when known that the 241 be included within that phase. It had been agreed to keep those who so wished informed of progress and to seek meetings with CDS and BANES to discuss the matter. There was also a need to prove demand in the area. The chairman thanked Chris for his efforts. <p>Cllr Jones having declared an interest left the room at this point.</p> <p>It was noted that the CVNP plan refers to the provision of fast broadband and that perhaps CIL monies could be used to support this provision. It was agreed include details of the recent survey at a future date. Cllr Jones re-joined the meeting.</p>	
1611/07	<p><u>Planning:</u></p> <ul style="list-style-type: none">i) Application 16/04249/FUL – Demolition of agricultural buildings and erection of 8 No dwellings at Pinkers Farm, Middle Street, East Harptree for the Johnson Group (amended application). Cllr King vacated the chair at this point and left the room. Cllr Jones took the chair for this item. Councillors discussed the amended application and documentation now available and expressed concerns about the application noting the changes which had been included.	

	<p>The following comments and concerns were agreed:</p> <p>Housing Mix - The inclusion of two 2 bedroom dwellings in place of a 4 bedroom dwelling was noted but the mix of dwellings still does not accord with Housing mix Policy CP10 & CVNP Policy HDE5b which call for a mix of housing rather than the large dwellings proposed. Recent housing needs surveys indicate that a mix of two and three bedroom properties are required in the area.</p> <p>Parking - there is insufficient parking provision in the proposal. The emerging Place Making Plan and Chew Valley Neighbourhood Plan which has recently completed independent inspection, require 26 on site spaces without the inclusion of garage space (CVNP policy HDE8b for instance), the proposal shows 11 spaces. The application therefore falls short of adequate parking provision and which will result in unacceptable on-street parking which is a major and continuing problem within the village of East Harptree and will cause further congestion in Middle Street at a point where the road narrows.</p> <p>Flooding - Councillors have considerable concerns about the proposals to deal with surface water and flooding on a site where there have been major problems in the past. They queried the location of the existing culvert shown as being beyond the “red line” whereas it is believed that this runs within the site boundary and under some of the proposed dwellings. They also noted that there are no proposals to ensure that the structures put in place to deal with the surface water are adequately and regularly maintained and that flood debris and silt are regularly removed to maintain an open and effective channel for the flood water. The Parish Council are alarmed that information has come to light indicating that the rates of flow of surface water arriving at the top of the site are grossly underestimated and, as such, the impact of this underestimation on the calculations and proposals to deal with this surface water are likely to result in a continuing flood risk to existing properties in the area rather than the alleviation of this risk as intended. The provision of a bund to divert water away from the south side of the site can only exacerbate the risk to existing adjoining properties by diverting surface water away from its normal course. There is no indication of the predicted flow of this water although it is possible that it will flow towards Middle Street where properties on the opposite side of the road already experience problems with flooding. The Parish Council would like to see the Council Flood/Environment Team confirm the flow rates using an independent specialist given the additional information which has been highlighted (see Mr T King’s objection and comments dated 3rd October 2016). Councillors are also concerned about the impact eight additional dwellings will have on the existing foul sewer which is understood to be at or near capacity in current circumstances.</p> <p>Adjacent slurry pit and working farm - Councillors noted that some of the dwellings are sited within nine metres of a large slurry pit and working farm where over 300 cattle are housed. The environmental health impact has not been considered and whilst the responses from environmental health are noted, the fact that there have been no complaints from existing properties does not mean that there will not be complaints when dwellings are built close to the existing farm environment. National Planning Policy includes the following clause under the Health and Wellbeing</p>	
--	--	--

	<p>section; that “ <i>potential pollution and other environmental hazards, which might lead to an adverse impact on human health, are accounted for in the consideration of new development proposals</i>”.</p> <p>Contaminated Land – Councillors noted that the application states that none of the land on the proposed development is contaminated whereas local information (see Mr T King’s objection and comments dated 3rd October 2016) suggest that areas of the land at the top of the site are heavily contaminated with materials such as asbestos which have been buried in the past. This will obviously cause an unacceptable environmental impact on the development.</p> <p>Unconfirmed Development Site - The site (SR5) is currently identified as a potential development site in the Emerging Place Making Plan. However, the suitability of this site was specifically challenged in the recent Evidence Hearings of the Independent Examiner. Therefore, it is not yet confirmed as a site. In view of the additional problems on this site that have come to light since the site was originally proposed (as explained above) there may be some doubt whether it will survive the PMP Examination.</p> <p>It was proposed Cllr Waldron, sec Cllr Darvill that the Parish Council Object in Principle to the amended application. This was agreed unanimously.</p> <p>Clerk to include the above comments in the response to BANES.</p> <p>Cllr King resumed the chair at this point.</p>	
1611/08	<p><u>Road Sweeping and Highways:</u></p> <p>i) Highways maintenance sheet and meeting with inspector. The meeting had yet to take place.</p>	
1611/09 1611/10 1611/11 1611/12 1611/13 1611/14	<p><u>Parish Council Matters:</u></p> <p>Chew Valley Neighbourhood Plan. The plan was currently out for examination with the referendum expected early in the new year.</p> <p>East Harptree Playing Field – Proposed date for committee meeting. The clerk to call this meeting on 6th December 2016.</p> <p>Rebuilding of stile – funding for same. The Mendip Hills fund grants for the year had been given out and an application would have to be made in 2017. Cllr King felt that this matter was for the landowner to deal with and agreed to speak with them about the repairs.</p> <p>Parish Council representation at Village Events – deferred until next meeting.</p> <p>Adoption of updated Council Code of Conduct – deferred until next meeting</p> <p>Meetings attended by Councillors: Cllr Waldron – Village Club.</p>	

<p>1611/15</p>	<p><u>Financial:</u></p> <p>Parish Council Banking - Cheques to be signed as follows:</p> <ul style="list-style-type: none"> i) P Sperring - £199.68 – this was agreed and a cheque raised. Paul had asked if he could be paid by BACS or similar; clerk to investigate. ii) Post Office – Clerk’s & Sweeper Tax - £139.05 – this was agreed and a cheque raised. iii) A J Butcher – salary and expenses £462.23 – this was agreed and a cheque raised. iv) Arien Signs – No Parking Signs - £69.60 – this was agreed and a cheque raised. 	
<p>1611/16</p>	<p>Budget update. This was circulated by the clerk and noted by councillors.</p>	
<p>1611/17</p>	<p><u>Matters of Report:</u></p> <ul style="list-style-type: none"> i) Cllr Waldron reported a problem with the clock light fitting; Cllr King to attend with a “cherry picker” to ascertain any required repair. ii) Cllr Warren reported that the JSP will require 1000 additional homes on top of those allocated to Keynsham and Whitchurch. He also reported on the completion of the Care Package deal completed with Virgin Care. iii) The clerk advised he had received correspondence from the planners about Eastwood Lodge garden building and would include this on the agenda for the next meeting. 	
<p>1611/18</p>	<p><u>Date and Time of Next Meeting:</u> The next scheduled meeting is 20th December 2016</p>	

Alan Butcher,
Parish Clerk,
25th November 2016
01749 870358;
eastharptreeparishcouncil@gmail.com