

EAST HARPTREE PARISH COUNCIL

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON
TUESDAY 20th DECEMBER 2016**

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

	<i>Present:</i> Cllrs Peter King (Chair), Paul Waldron, Anrew Jones and Richard Coombs; also in attendance Alan Butcher (Clerk)	
1612/01	<i>Apologies for absence.</i> Cllrs John Darvill, Mike Jennings.	
1612/02	<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.	
1612/03	<i>Public Forum:</i> The Chairman will adjourn the meeting for a maximum of 10 minutes to allow public participation. Two members of the public were present and raised matters concerning the amended planning application for Kielder, Church Lane which included queries about the provision of five bedroom houses, the change of garages to car ports, the lack of response to a previous query raised about drainage and the state of the surface of Church Lane which will only deteriorate with the passage of heavy lorries going to the site.	
1612/04	<i>Declarations of Interest:</i> Cllr Jones declared an interest in item /06v. Continuing Dispensations have been granted to Councillors in respect of the Place Making Plan and Chew Valley Neighbourhood Plan.	
1612/05	<i>Acceptance of the Minutes of previous meetings:</i> i) Minutes of the meeting held on 15 th November 2016 were agreed and signed as a true record.	
1612/06	<i>Matters Arising from the Minutes of the previous meetings:</i> i) Parking in Middle Street – Proposed signs – these had been erected. ii) Parking in Whitecross Road – still in hand with the clerk to arrange a meeting. iii) Assets of Community value – the clerk had not circulated the email list on this matter but Cllr Jones confirmed that there was an appetite in the village to seek to retain The Waldegrave Arms as a pub rather than see any development. It was prop Cllr King that the application for Asset of Community Value status be made in the name of the Parish Council; this was agreed unanimously.	

	<p>It was also prop Cllr King that the Parish Council nominate a council representation to liaise with the village group led by Guy Stobart to pursue the nomination of The Waldegrave Arms as an ACV. This was agreed unanimously. Cllr Jones to be Parish Council representative. A workshop on ACV nominations had been arranged by BANES for 24th January 2017; Cllr Jones to contact Sara at BANES to confirm attendance; clerk also to email to confirm.</p> <p>iv) Calendar produced in association with the school – Sales were continuing but overall figures were not available.</p> <p>v) Broadband provision – no further news; clerk to email Cllr Warren on the matter.</p> <p>vi) Light to clock tower – it was agreed to seek the service of an electrician to investigate/repair the broken fitting, a budget of £100 was agreed for this.</p>	
1612/07	<p><u>Planning:</u></p> <p>i) Application 16/04629/FUL – Demolition of existing dwelling and erection of four dwellings at Kielder, Church Lane, East Harptree for Simon James Homes. Cllr King outlined changes to the scheme and noted the inclusion of two three bedroom houses although the two other dwellings were now five bedroom. Also the inclusion of car ports to attain the parking requirement. Following discussions Councillors agreed to Object in Principle to the amended proposals and made the following comments to be forwarded to BANES:</p> <p><i>The proposed dwellings, which are sited in a prominent position at the western edge of the village are not complimentary of the village vernacular and whilst the use of dolomitic conglomerate stone cladding is welcomed, the style should be referenced to the requirements of HDE2 of the emerging Chew Valley Neighbourhood Plan.</i></p> <p><i>Changes to the proposed parking provision are welcomed although highways comments concerning the retention of car ports is noted. Councillors agreed that these car ports should be retained as such and a planning condition or restriction on permitted development included to prevent their use other than for car parking.</i></p> <p><i>The Highway Officers comments regarding highway visibility are noted including the requirement for the ground level at the entrance to be no more than 900mm above the road surface.</i></p> <p><i>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. The site has high hedges to the north and west which provide screening of the site and privacy for adjoining owners. The arboriculture report is noted although no mention is made of the hedges per sec. There is no guarantee that</i></p>	

	<p><i>the hedges will remain over time and reliance upon their screening to mitigate the prominent buildings cannot be relied upon. Thus the prominence and visibility of the three dwellings from the north and the west without screening should be considered.</i></p> <p><i>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, with the potential for damage to the road and properties further down the lane. Councillors noted that it appears that this matter has not been considered in these current amendments.</i></p> <p><i>The introduction of the three bedroom houses is welcomed but Councillors were disappointed by the inclusion of five bedroom properties which may not accord with village requirements. Councillors agreed that given house 3 is problematic with its proximity to the boundary a reduction in the size of this house to three bedrooms would partly alleviate this problem and bring the proposals more in line with village requirements.</i></p> <p>ii) Application 16/05769/FUL – Erection of side extension and garden shed at Ashleigh, Church Lane, East Harptree for Mr Peter Berry. Councillors were concerned about the size and construction of the proposed shed. It was prop Cllr King that the application be supported which was agreed three in favour one against.</p> <p>iii) Applications 16/04119/FUL and /4120/LBA – Coley Court, Coley Road – Grant of permission. This was noted.</p> <p>iv) Erection of garden building at Eastwood Lodge – response from planners. The clerk read out the email received which sought more information. It was agreed that this was a matter for the planners not the council; clerk to write in this regard.</p>	
1612/08	<p><u>Road Sweeping and Highways:</u></p> <p>i) Highways maintenance sheet and meeting with inspector. The meeting had yet to be arranged. It was noted that there was now a digital notification system in operation for road defects. Potholes were reported on Eastwood Hill; clerk to report using new system.</p> <p>ii) Other matters reported including Flooding and Cemetery wall. Flooding: Following recent flooding it was noted that there were areas where build up of debris could have worsened the situation. It was suggested that a email be sent around asking residents to make sure that drains and gulleys near their properties were clear and to notify the council or BANES if they could not deal with the matter themselves.</p>	

	<p>Areas on Smitham Hill needed to be cleared of road grit and debris which had prevented water draining away during the recent incident.</p> <p>It was agreed to consider an early warning system whereby residents would be advised to check drainage, etc if bad weather or storms were predicted; any problems or incidents should be reported to Cllr King.</p> <p>It was also agreed that the council should prepare a flood emergency plan.</p> <p>Cllr Jones reported that BANES were seeking ways to reduce costs in matters concerning with flooding and the like. It was also agreed to write to BANES about the wall at Brook Cottage, Culver Lane where inadequate openings prevented flood water from getting into the watercourse.</p> <p>Cemetery Wall: Cllr King advised that the wall was in need of urgent repair; clerk to contact BANES, Sutton Stowey and West Harptree Parish Councils to arrange meeting to discuss repairs.</p>	
	<p><u>Parish Council Matters:</u></p> <p>1612/09 Chew Valley Neighbourhood Plan. Cllr Jones advised that the plan had been accepted by the inspector with modifications and there would be a referendum on the plan in February 2017.</p> <p>1612/10 East Harptree Playing Field – Report on committee meeting held on 6th December 2016. Cllr Waldron reported that the committee had held its first meeting and that grants from the lottery, etc would be applied for. The costs of the project had been discussed and were being broken down into “packages” for easier grant applications.</p> <p>1612/11 Rebuilding of stile – funding for same. Cllr King reported that this matter was now in hand with the landowner.</p> <p>1612/12 Parish Council representation at Village Events. Deferred until next meeting.</p> <p>1612/13 Confirmation of no extension to referendum principles. This was noted following representations to the DCLG.</p> <p>1612/14 Date for briefing on “Newton” project. This was agreed for the next meeting; Guy Stobart to be invited to speak to the council.</p> <p>1612/15 Consultation of Nuclear Power Station options. This was a general consultation received, as Oldbury in Gloucester was the nearest site it was agreed no action was needed.</p> <p>1612/16 Meetings attended by Councillors: Cllr Waldron – Playing Field, Charities and Village Club Committee, Cllr Jones CVNP and CV Area Forum.</p>	
	<p><u>Financial:</u></p> <p>1612/17 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. ii) Post Office – Clerk’s & Sweeper Tax - £139.05 – this was agreed and a cheque raised. iii) A J Butcher – salary and expenses – this was agreed and a cheque raised. 	

1612/18	iv) East Harptree Theatre venue hire 6 th December - £7.20 – this was agreed and a cheque raised. v) Authorisation for P Sperring's salary to be paid by standing order. A letter of authorisation to the bank to set up the standing order from January 2017 was signed. Arrangements for setting of 2017/18 precept – clerk to circulate updated budget for discussion at the next meeting.	
1612/19	<u>Matters of Report:</u> It was agreed to seek to increase the circulation of the council email list.	
1612/20	<u>Date and Time of Next Meeting:</u> The next scheduled meeting is 17 th January 2017	

The meeting closed at 9.50pm

Alan Butcher,
Parish Clerk,
3rd January 2017
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