

**EAST HARPTREE PARISH COUNCIL**

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON  
TUESDAY 20<sup>th</sup> MARCH 2018**

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

	<p><u>Present:</u> Cllrs Peter King (Chair), Andrew Jones, Richard Coombs, John Darvill, Pam Carver, Mike Jennings and Paul Waldron; also in attendance Alan Butcher (Clerk)</p>	
1803/1	<p><u>Apologies for absence.</u> Cllr Tim Warren (B&amp;NES)</p>	
1803/2	<p><u>Public Forum:</u></p> <p>15 members of the public were present. The chairman adjourned the meeting for the presentation of feedback from the recent briefing by B&amp;NES on HELAA and the new Local Plan.</p> <p>Cllrs Carver assisted by Cllr Darvill gave a comprehensive resume of the proposals regarding the new Local Plan which was being prepared in response to the Joint Spatial Plan which envisages 700 additional dwellings being built in rural areas with an anticipated 672 further dwellings being built on “infill” sites. To date the Parish Council had responded to the initial HELAA consultation and the Options consultation on the criteria for how the proposed dwellings would be allocated in rural areas.</p> <p>B&amp;NES now envisage a further consultation in late summer with the draft plan being completed in the autumn of 2018. It was understood that the HELAA (Housing Land Availability Assessment) consultation, which had been carried out following the call for sites in March 2017, had discarded 65% of the sites proposed as being unsuitable and that the remainder would be subject to further assessment and consultation. In East Harptree two sites had been put forward by landowners/developers; Parkers Mead and a site west of the High Street. In terms of HELAA, B&amp;NES are only interested in sites where a minimum number of dwellings can be built. Currently, information about these sites had been marked as confidential by B&amp;NES although Cllr Carver’s understanding was that sites could be discussed. As a result, there was some confusion as to whether the Parish Council could or could not to discuss the sites in greater detail. It was likely that these details would not be available to the public until August. Several councillors expressed concern about at the prospect of being told by B&amp;NES to keep information regarding the sites confidential. Cllr Carver advised she would seek clarification from the head of planning policy as she and other councillors wanted to share the information with residents and increase transparency.</p> <p>A question as to whether sites within the Mendip Hills AONB would have a different status. Unlike the Green Belt, it did not mean that</p>	

	<p>development would automatically be refused but B&amp;NES had greater reservations about development in the AONB.</p> <p>Members of the public were also concerned about the transparency of decisions and the commitment to public consultation if not enough sites were available to fulfil the quota of homes to be built. Cllr Jones advised that the B&amp;NES website gave details of all sites across the wider Chew Valley that had been put forward by landowners through the call for sites process. He noted that many other settlements had a lot more sites than the two put forward for East Harptree.</p> <p>There was a discussion about affordable housing the JSP was proposing a change that would mean that all developments of <b>5</b> properties or more would have to provide 35% ‘affordable’ (in this context, that means sold at around 80% of the market value). However, Cllr Carver noted that developers were increasingly taking a different Government option and commuting that obligation by paying the Council a lump sum. Whilst this money had to be earmarked for affordable housing, there was no requirement for it to be in the same vicinity. Another route to achieving more of the sort of homes that were needed, was through the CVNP and Cllr Jones produced some interesting statistics he had gathered showing how as a result of this there had been a change to more 2 and 3 bedroom houses in recent developments. However, it was noted that in future this could be in jeopardy as the new Local Plan would ‘trump’ the Neighbourhood Plan in respect of its policies. There was some public concern about the seeming “Bathcentric” attitude of the planners when coming to consider proposals for developments in rural areas.</p> <p>Cllr Darvill outlined the process for infill sites which will be subject to planning rules and may be developed over a 20 year period.</p> <p>Cllr King thanked Cllrs Carver and Darvill for their thorough summary of the previous and forthcoming consultations.</p> <p>No other matters were raised by the public and the meeting was then re-convened.</p>	
1803/3	<p><u>Declarations of Interest:</u></p> <ul style="list-style-type: none"> <li>i) Cllr King declared a pecuniary interest in item 1803/8i) CIL monies.</li> <li>ii) Cllr Jones declared an interest in item 1803/5ii) Broadband.</li> </ul>	
(1803/8)	<p>Councillors agreed unanimously that item 1803/8i) be considered at this point in the meeting to allow representatives from the Playing Field Committee to leave the meeting after consideration of the item.</p> <p>Cllr King having declared an interest left the room at this point and Cllr Jones took the chair.</p>	

	<p><b>CIL monies:</b></p> <p>i) Request from Playing Field Management Committee for £8000 from CIL Monies to be paid before December 2019 including paying the cost of groundworks for the project. The current anticipated CIL monies to be received by July 2018 was £8,580 with £2,995 already received. Requests totalling £8,522 had been received. It was proposed Cllr Jones, sec Cllr Waldron that £8,000 be granted to the Playing Field in respect of the Playground refurbishment, agreed unanimously.</p> <p>From these monies, the Parish Council would order and pay for the groundworks with the balance passed to the Playing Field Committee.</p> <p>The clerk gave a summary of the three quotes received for the groundworks which had been opened by the Playground Committee before the meeting and it was agreed unanimously to place the order with Peter King Agricultural Contractor being the lowest tender. (sum not disclosed in these minutes).</p> <p>Cllr Jones asked that reference to section 59c of the 2013 Act be added to the information on the website about CIL Monies.</p> <p>Cllr King returned to the meeting and took the chair.</p>	
1803/4	<p><u>Acceptance of the Minutes of previous meetings:</u></p> <p>i) Minutes of the meeting held on 20<sup>th</sup> February 2018 were agreed and signed as a true record.</p>	
1803/5	<p><u>Matters Arising from the Minutes of the previous meetings:</u></p> <p>i) The Waldegrave Arms update. The refurbishment had been completed with the premises re-opening on 22<sup>nd</sup> March.</p> <p>ii) Broadband provision including siting of new poles and correspondence received. There have been some emails querying the councils position on this matter to which the clerk had responded. A summary of correspondence and letters sent to Truespeed to be circulated to councillors. Cllr Darvill asked that a reminder letter be sent to Truespeed about the plan of the works requested in previous correspondence.</p> <p>iii) Newton project including formalisation of the Parish Council support for the project. Cllr Darvill tabled a motion confirming Parish Council support for the project:</p> <p>“The Parish Council are grateful to Guy Stobart and Mary Cookson for the presentation to the Council at the meeting on 20<sup>th</sup> February about the current status and plans in relation this project and the proposed major</p>	

works of renovation and reordering to the church of St Laurence.

The Council noted in particular from that presentation:

- The community engagement aspects of the project and the proposed outcome that the church becomes a more integrated part of the village
- The proposed involvement of the village school and the proposed additional facilities for the school
- The involvement of Bristol Museum and the proposals for them to lead an aspect of the project which would involve the creation of a permanent exhibition in the church which if delivered which would lead to an increase in visitors to the church and village
- The potential regeneration of this part of the village flowing from the project

The Council expressed its broad support for the vision articulated to them and looked forward to further information as the project progresses and to more defined plans when these are ready."

The motion was proposed Cllr Darvill and sec Cllr Waldron and agreed unanimously.

- iv) Joint Local Access Forum. Cllr Darvill noted that the next meeting was on 26<sup>th</sup> March. He had drafted a proposal for future action on Health and Well Being. He noted the need to engage with Local Authorities on these matters and for them to be pro-active in maintaining public spaces.
- v) Road signs at the Castle of Comfort. These had been installed as advisory signs for Hinckley traffic going via Burrington Coombe.
- vi) School directional signs. A quote had been received from Stefan Chiffers totalling £522.00. The matter to be discussed with the school as to whether they could fund part of the cost.
- vii) Surface Water flooding. Cllr King had spoken to Daniel Parr and had noted that "hard surfaces" had been installed in the area after the "Calidus" report and this would add to the amount of surface water to be drained from the area. Cllr King to email Daniel Parr with the information. Cllr Jones agreed to contact Jim Collins at B&NES to arrange a meeting about the wider issues of surface water flooding. Cllr King noted he was unavailable until 6<sup>th</sup> April..
- viii) Hearing Loop for Village Hall. This was ordered and due for installation on 28<sup>th</sup>. The B&NES Grant had been received.
- ix) Litter Picking event. Cllr Waldron advised that arrangements were in hand for this event on 7<sup>th</sup> April meeting 9am at The Clock.

1803/6	<p><u>Planning:</u></p> <ul style="list-style-type: none"> <li>i) Application 18/00827/FUL – Rock Bungalow, Church Lane, East Harptree – Erection of two storey dwelling after demolition of existing bungalow. Councillors noted that the parking provision was not in accordance with current policy which required 4 spaces and that the use of “reconstituted stone” was not in accordance with the VCA. It was proposed Cllr King that council object to the application on the grounds of insufficient parking provision. This was agreed unanimously.</li> <li>ii) Application 18/00891/FUL – The Barn, Coley Road, Coley – Erection of single storey extension and alterations to existing garage. It was agreed unanimously to support the application.</li> <li>iii) Update on Kielder, Church Lane, East Harptree. Notification was received this morning of a new application 18/01034/VAR with revised drawings and details. The council may need an extraordinary meeting to consider these amendments. Clerk to write to B&amp;NES to ask for extension.</li> <li>iv) Update on Pinkers Farm development – also 18/01066/NMA – Non Material Amendment. This was noted as being a minor change to facing materials. Cllr Darvill had spoken to Mr Cosh and his family as well as Sarah Bull (who has experience with the issues encountered at the Kielder development) in order to formulate future procedures for monitoring the Pinkers Farm development and to avoid the issues encountered at Kielder. Cllr Darvill tabled an action plan and asked for comments prior to forwarding the plan to the B&amp;NES case officer. He had already contacted the case officer in anticipation of setting up a liaison arrangement between the Parish Council and B&amp;NES for Pinkers Farm prior to commencement.</li> <li>v) Sumac House (17/01282/FUL) – Discharge of Conditions 18/00979/COND. Noted.</li> <li>vi) Coley Cottage (17/01262/FUL) – Discharge of Conditions 18/00815/COND. Noted.</li> </ul>	
1803/7	<p><u>Road Sweeping and Highways:</u></p> <ul style="list-style-type: none"> <li>i) Highways maintenance sheet. This had been updated. Potholes were noted at Benlees junction in Coley and the damage caused by recent works in the High Street noted. This could require re-surfacing. Hedge clipping along the High Street were noted and also that the white line defining the footpath area had disappeared. Clerk to contact Stefan Chiffers about traffic in the High Street and this item to be added back onto the agenda.</li> </ul>	

(1803/8 above) 1803/9	<u>Parish Council Matters:</u>  <b>B&amp;NES New Local Plan</b> 2016 – 2036 and the JSP – Report on briefing on 6 <sup>th</sup> March 2018 and other matters raised. This matter had been covered earlier in the meeting but a proposed training session on 3 <sup>rd</sup> May was noted. Cllr Carver and Darvill to attend. The question of when the site assessments would be carried out was discussed and it was agreed to carry these out in August when more information is available.	
1803/10	<b>Chew Valley Neighbourhood Plan:</b> i) Parking Policy. It had been agreed to continue pressing B&NES on this policy, Cllr Jones to send details to Clerk for forwarding.	
1803/11	<b>Chew Valley Area Forum</b> – The matter of affordable housing had been discussed.	
1803/12	<b>Library</b> Provision for East Harptree. Deferred.	
1803/13	<b>Standing Orders</b> review. Deferred	
1803/14	<b>Meetings</b> attended by Councillors: Cllr Jennings and Waldron – Playground committee; Cllr Jones and Carver – CV Area Forum; Cllrs Darvill and Carver – B&NES Briefing.	
1803/15	<u>Financial:</u>  <b>Parish Council Banking</b> - Cheques to be signed as follows: i) HMRC – Clerk’s & Sweeper Tax. £140.97. This was agreed and a cheque raised.  ii) A J Butcher – salary and expenses. £445.30. This was agreed and a cheque raised. iii) EH Village Hall – venue hire for 2017/18 - £261.36. This was agreed and a cheque raised. iv) EH Playing Field – Grant application - £2,000.00. This was agreed and a cheque raised.	
1803/16	<u>Matters of Report:</u> None.	
1803/17	<u>Date and Time of Next Meeting:</u>  The next scheduled meeting is 17 <sup>th</sup> April 2018 with the Annual Parish Meeting beforehand at 7.15pm	

The meeting closed at 10pm

Alan Butcher,  
Parish Clerk,  
4<sup>th</sup> April 2018  
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