

**MINUTES OF A MEETING OF PUBLLOW WITH PENSFORD PARISH COUNCIL  
HELD ON MONDAY 11<sup>th</sup> MARCH 2013 AT 7.15 pm AT  
THE MEMORIAL HALL PUBLLOW LANE PENSFORD**

**Present: Chairman Mr T Heaford Vice Chairman: Mrs J Stephenson**  
Mrs S Grimes, Mrs J Gully, Mr L Seymour, Mr J Kelly, Mr S Filer. Clerk: Mrs J Bragg  
Mr & Mrs R Ferrand attended the meeting along with the support of thirteen  
members of the public.

**1) Members of the Public** attended the meeting to put forward to the Parish Council the views from Pensford Action Group in relation to the Affordable Housing proposal recently presented by Curo. Pensford Action Group believes that the proposal for the Affordable Housing is too far outside of the hub of the village and the connecting road from the proposed site to the Village (Namely Old Road/High Street) has no consistent pedestrian walk way. Because of the distance from the centre of the village, residents at this proposed site would either have to risk the lives of their family walking to school, post office, village hall etc or would have to drive them on road that are currently struggling to cope with current traffic levels. The current proposal from Curo includes as the Action Group believe using greenbelt not just for affordable homes but also a third of which are houses for profit.

The Action Group suggested an alternative site and highlighted the Allotment Site. Clerk has a full copy of Mr Ferrands speech.

In answer to some of the points raised Mr Heaford explained that the current proposal from Curo is not one that the Parish Council are in favour of. A survey was carried out by English Rural which showed the need for 15 houses. The Parish Council are still exploring a small scheme for the allotment site, which is a logical location. It was confirmed that the Parish Council do not have to use Curo in order to progress with an Affordable Housing Scheme. A planning application is a very long way away at present and pre-planning advice has not been sought.

**2) Apologies for Absence** were received from Mrs Jones and Cllr Edwards.

**3) Minutes of Monday 11<sup>th</sup> February 2013** after being circulated were signed as a correct record

**4) Matters Arising from the previous minutes:**

**Whispers Chapel, Mill Lane:** It was reported that the Retrospective Planning Application has been refused. Any sign of habitation has been refused.

**Log Cabin, Woollard Lane:** The Appeal has been upheld and the Log Cabin has to be removed within six months.

**High Street, Old Road:** Parish Council noted the good work carried out by the Highways Team. A letter will be sent to them. A ridge of tarmac remains by the Orchard. Also a section of road from the A37 into Publow Lane as far as the Village Green has not been tarmaced. Clerk to contact Wayne Honey.

**High Street Gritting:** It appears that although it is on the designated Gritting Route the High Street is being missed. Clerk advised members of the public attending and Parish Council that this would be followed up.

**Peats Hill:** Nothing appears to have been undertaken to stop the water collecting. Clerk to follow up.

#### **5) Items for Discussion:**

**a) Affordable Housing:** This is ongoing and a report is awaited from Curo.

**b) Core Strategy:** The Core Strategy was passed on 4<sup>th</sup> March 2013 and will go out for public consultation at the end of March. Between 2011 & 2029 12,722 houses are proposed: 7000 for Bath, 2000 for Keynsham. An exhibition recently took place in relation to the proposals for the Somerdale Site. 250 houses are proposed for Whitchurch during the next 18 years. The timescale to consider the Core Strategy is two months.

**c) Memorial Hall update following meeting on 28<sup>th</sup> February 2012:** The quarterly meetings with Memorial Hall representatives continue and still prove very useful. Clerk gave a summary of the points discussed at the meeting which were as follows: Wooden Swing had been removed and will not be replaced. BMX Track: Has not been resurfaced, usage will be monitored during the Summer. Oven in the kitchen has been replaced. Bar Revision: Bar continues to work well. Showers: Repairs are needed at a possible cost of £700.00. Grants are being looked into and suggestions made. Exterior of the Hall: Quotes have been sought. Mrs Gully reported that a working party will be formed to paint the hall. A new stop tap had been fitted in the kitchen and the immersion tank now has to be replaced. Boiler was recently serviced and Tinknells. A replacement boiler is not needed at present. The oil tank is lower than the boiler which causes a slight problem. Ladies toilet needs some updating. Clerk advised Mr Phillips or Mr Beedell to write to Cllr Edwards to apply for the Chairman's Initiative Fund. Curtains will be repaired after the Pantomime. Date of next meeting is Wednesday 19<sup>th</sup> June.

**d) Benefit System Meeting - 14<sup>th</sup> February Chew Magna:** This was attended by Chairman and Clerk. The main change is the withdrawal of the Council Tax Benefit Scheme which is to be replaced. For many there will be a reduction in housing benefit. Pensioners will not be affected. The implementation of the Bedroom Tax will have an effect of some families but again this does not apply to pensioners.

**e) Parish Liaison Meeting Update - 20<sup>th</sup> February 2013:** Mr Heaford attended this meeting. A presentation was given by Mr Crossley on the future of BANES and strategies developed based mainly on Transport, Housing and Leisure.

Cllr Bellotti reported that frontline services are to be protected and gave a budget presentation.

A presentation was made on the Core Strategy.

A presentation took place on Gypsy & Traveller Sites to follow from the DPD; regrettably there was no one present to take questions.

A Community Resilience Manual was handed out. The manual deals with procedures in the event of a major accident, flooding etc. Clerk to visit Council Offices and obtain further copies.

**f) Chew Valley Broadband Group Meeting - 4<sup>th</sup> March 2013:** Mr Kelly attended this meeting which was dominated by how best to get the word out and how best to get people to register their opinions about their broadband service. It is hoped by 2016 that everyone will have a broadband speed of 24mg per second. Many in the Chew Valley have a sub 1 speed. Upload speeds need to be increased. At

present 6.7mb of download and an upload speed of 0.3. Further information can be obtained on [connectingdevonandsomerset.co.uk](http://connectingdevonandsomerset.co.uk)

**g) ReOrganics Residents Liaison Group/ Planning Application:** The planning applications were considered but then postponed by B&NES for three months to allow time for the removal of the mountain of soil and to look at the proposal of the anaerobic digester.

It was reported that just recently the odour issues had been particularly bad. The flooding along the land still remained possibly due to the mountain of soil and nowhere for the water to drain properly. No reply has been received to our submission to the Environment Agency.

**h) Church Farm Footpath - Meeting with Graeme Stark PROW - 21<sup>st</sup> Feb'13:** It was apparent at the meeting that two different footpaths were being discussed. This resulted in no Modification Order being needed as the footpath Parish Council are concerned about is on the definitive map. Colin Hudson will be asked to come and look at the footpath again. B&NES PROW are happy with the footbridge put in place. An application was made to the Environment Agency to have it installed. At present, there is no one in place to deal with the footpaths. £2,700 was given as an approximate cost to have a footpath diverted if there is no contention. Mr Seymour would like to attend any future footpath meetings.

**i) Neighbourhood/Placemaking Plan:** A letter had been received from Camely Parish Council inviting Publow with Pensford to prepare a joint plan. However, it was thought that we are probably more compatible with Stanton Drew Parish Council and Compton Dando. It was agreed that this is a large subject to discuss and that a separate meeting should take place in late March early April to move this forward.

**6) Clerks Progress Report: Highways:** No update from Highways - although pothole in Church Street has been filled in.

**St Thomas a Beckett Churchyard:** A reply from Judith Hillman reported that she has made a visual inspection of the walls. Her reply is as follows "Certainly, I can see cracks both sides of the apex of the churchyard wall where the two river flows converge. As a lay viewer it would seem to me that these are long-standing not recent cracks, and in the last Quinquennial Report the architect made no mention of concern about this section of the wall. As you know, as a result of that Report we have spent a substantial sum repairing the wall alongside the leat. Within the churchyard I observed a small depression at the head of a grave, but again this did not appear to be new. I will continue to keep this under observation while I consult further. The notice of closure of the churchyard, a copy of which you received, will appear in the Chew Valley Gazette March edition. Shortly thereafter we are hopeful that responsibility for the churchyard will pass to the Local Authority." The Parish Councils reply to the Ministry of Justice supporting the closure of the Churchyard has been returned.

**Pensford Play Area Inspection:** An inspection was carried out of the play area at the Memorial Hall. The basket swing was found to be in an unacceptable condition and was subsequently removed. The supports were loose in the ground. A full report has been received and sent to the Memorial Hall Management.

**Notice board:** A letter has been sent to the Miners Welfare Institute Committee thanking them for allowing the Parish Council to put up the notice board on their building and inviting a representative to be present when the board is put up.

**Chairman of the Council:** An invitation has been sent to the Civic Secretary Paula Bartlett, inviting Chairman of the Council Councillor Appleyard to attend a future meeting.

**Planning/Enforcement: Log Cabin Woollard:** An appeal for this site has been dismissed and the enforcement notice upheld. Chairman has replied to Planning Enforcement.

**Milestone Bungalow:** It has been requested that the current occupier submit a planning application in respect of the Garage and the removal of the wall.

**Railway Bungalow:** A site visit was recently carried out by Planning Enforcement But unfortunately they could not gain full entry owing to the electronic wooden gates that prevented access, however a partial view of the site was undertaken its condition noted. A letter was sent to the owner expressing the concerns raised and a response from the owner was received. He advised Enforcement that these are limited works that required the use of a digger were connected with flood relief. These works were to reinforce the old railway embankment to prevent floodwater seeping through the embankment from the neighbouring land and flooding the land associated with Railway Bungalow which has been occurring during the Autumn and in January. The owner has invited Enforcement to carry out an inspection which they intend to take up and will report back if they find anything amiss. Clerk has had a conversation with Mrs Bowes who is still in close contact with English Heritage. They will be asked to look at works being undertaken. There is a plan being put in place for the Management of the Wansdyke.

**Holly House:** New owners have now moved in. It was reported that the previous owner is now living in the 'Garage/Garden Room. There is also a caravan on site which is occupied. Report has been sent to Mr Allard at Enforcement.

**Training Courses with ALCA:** An email has been returned to ALCA informing them that our Parish Council would be interested in attending the following training courses.

Being a good Councillor - Venue in Saltford would be easier in relation to location (rather than Banwell, Shirehampton).

Chairing Skills - Vice-chairman who would like to attend.

Estimates, Budgets & Precepts - Responsible Financial Officer would like to attend.

Finance - Responsible Financial Officer to attend.

Jane Griffiths the ALCA's Training Administrator has been notified and will get back to us shortly.

**Audit:** ALCA are creating a list of Internal Auditors which they will then make available to any Parish Councils who may be looking for quotes for this type of work. Details of our Internal Auditors Underwood Lamb have been sent.

**Allotment Tenancy Agreement:** Two samples on an allotment tenancy have been received from ALCA. We now have a new tenant on the allotment site.

**Publow Lane Housing:** A reply is awaited from Curo.

**Incoming Post/Emails:** Chew Valley School: An informal meeting is being held at the School to discuss the building of a new Theatre in the grounds of the school. The meeting will be held in the School Library on Wednesday 13<sup>th</sup> March at 6.30 pm for any Parish Councils interested in attending.

**Recycling Centre Residents Permit:** These come into effect from 2<sup>nd</sup> April 2013 you will need one to be able to use all of the Recycling Centres. Register your vehicles licence plate to be recognised. Phone council connect on 01225 39 40 41 or go to [www.bathnes.gov.uk/residentpermit](http://www.bathnes.gov.uk/residentpermit). Details have been sent to the web site and to the Parish Magazine.

**Formal Consultation, Traffic Regulation Order** - A formal Traffic Consultation has been received from B&NES, which proposes changes to Parking in Church Street. Replies have to be submitted within one month.

**High Street Pensford:** It has been reported that the High Street is being omitted from the gritting route. Clerk to clarify the position with BANES? As the understanding is that if the gritter could not get access (because of parked cars) they would contact local residents to ask them to cooperate in moving vehicles.

## 7) Planning:

### Applications discussed by Sub-Committee:

#### Applications to discuss:

13/00125/FUL Mr T Smart, Old Colliery Yard, Wick Lane, Pensford Change of use of land from B2 to 12 pitches for Gypsy & Traveller use with associated works - 12 dayrooms and hard standing Parish Council Object

13/00211/LBA Parsonage Farm Parsonage Lane Publow Internal and external alterations for the demolition of tool shed, provision of new windows and roof lights to new kitchen, formerly dining room. Parish Council Support

#### Outcomes:

12/04381/FUL Mr P Forde Greenacre Woollard Lane Whitchurch Installation of a septic tank to accommodate proposed toilet facilities on land **PERMITTED.**

12/04498/FUL Mr I Locke Woodland View Old road Pensford Provision of a loft conversion including raising roof and remodelling of front porch. **Withdrawn**

## 8) Financial Matters:

### Payments to be authorised:

Mrs J Bragg	Clerk Salary Feb	581.36
Mrs J Bragg	Clerk Imprest	24.60

### Payments Received:

None to note.

## **9) Any Other Business:**

**Allotment Notice board:** Mr Filer to help progress this

**Pensford Garage:** It was noted that a lot of trees have been cut down on the site and a mobile caravan installed by the car sales. Concerns were regarding the amount of trees removed, but thought that this may help with access and vision.

**Back Lane:** Is in need of clearing of vegetation and rubbish

**Woollard Lane:** Fly tipping had occurred by The Cattery. This was reported to Council Connect to deal with.

**Ringspit Lane:** The new bollards are now in place. But this has appeared to encourage the 4 x 4 or scramblers to access Ringspit Lane via the hedge in the lay-by and go down through the adjoining field.

**Slate Lane:** Fly Tipping had occurred

**Litter:** B&NES will be asked to litter pick from Chelwood to the centre of the Village.

**Woollard:** There is a tree down in the river partly by Bell Farm and partly under the bridge. Clerk to contact the Environment Agency.

**Lock Up Key:** Still in the process of being filed. If access is needed suggestion was made to ring Mr Filer.

**New Parish Councillor:** Lisa Cains from Hillcrest has shown an interest in joining the Parish Council. The Good Councillors Guide has been given to her to read. Parish Council had no objections. She will be invited to the April meeting.

## **10) Notice of Future Meetings:**

**PCAA Meeting 26<sup>th</sup> March 2013 at 7.30 pm Felton Village Hall**  
**17<sup>th</sup> April 2013 Chew Valley Area Partnership**  
**DATE OF NEXT MEETING MONDAY 8<sup>th</sup> April 2012 AT 7.15 pm**