MINUTES OF A MEETING OF PUBLOW WITH PENSFORD PARISH COUNCIL

HELD ON MONDAY 12th NOVEMBER 2007 AT 7.15 p.m. AT THE CHURCH ROOM, CHURCH STREET, PENSFORD

Present:

Chairman: Mr T Heaford Vice-chairman: Mr B Watson
Mr D Chilcott, Mrs J Stephenson, Mr L Seymour, Mrs S Loney,
Cllr P Edwards, Mrs J Gully, Mrs S Grimes. Clerk: Mrs J Bragg
There were ten members of the public present.

1. Members of the Public:

Residents from Hillcrest attended the meeting and read out a letter to the Parish Council in relation to the current problems being experienced and a current enforcement matter in relation to the possible business being operated from their home. It was reported to the members of the public present that the Parish Council are aware of the ongoing problems however are not equipped to deal with an issue such as a dispute between neighbours. It was explained to the members of the public that the Enforcement Team from the Planning Department were invited to the October meeting to discuss other outstanding enforcement issues and not this one particular issue. Cllr Edwards confirmed that the Parish Council cannot deal with this matter and that all documents in relation to this subject would be forwarded to the Police for them to deal with. Members of the public extended their thanks to the Parish Council for their help.

2. Apologies for Absence

Received from Mr S Filer and Mr P Wareham

3. Minutes of Monday 8th October

Having been circulated and read were amended to read page 44/07 – Mr Watson reported that in his opinion the PCSO's do a good job and that they had helped greatly within the school.

4. Matters Arising from the previous minutes:

Treasury Stock: Mr Chilcott reported the need to secure the best rates on reserves and take into account any risk elements for re-investment of the Treasury Stock. It was agreed that Mr Chilcott should contact brokers in relation to re-investing this money.

Affordable Housing: The recent plan submitted to the Parish Council from James Read at Somer Housing was thought to be unimaginative and a big disappointment. It appeared that following recent meetings none of the recommendations made had been taken into account. The proposed houses appeared to be above the escarpment with no thought taken into account in relation making the area private to stop parking problems. No elevation plan was submitted and the proposal leaves the houses detached from the

existing properties along Publow Lane. The Parish Council would like to see the new houses brought into the existing. Clerk to write to James Read.

5. Items for discussion:

Birchwood Lane: It was reported that Compton Dando Parish Council have recently discussed this as an item on their agenda, and the need to have the Lane Classified. The Parish Council felt that having fought hard to have Birchwood Lane improved and Candlestick Brook having been destroyed by the 4 x 4 vehicles clarification should be sought from Public Rights of Way in relation to the re-classification of the stream and also ask if they propose to surface Candlestick Brook. The Parish Council would not wish for this to be re-classified. Clerk to follow up.

Woollard Notice Board: A discussion took place regarding the publication of the minutes on the notice board. Clerk reported that the minutes have been reduced to make more room on the board.

Transport Needs Update: Mrs Stephenson attended a recent Community Transport Meeting held at the Chew Magna Millennium Hall and took along with her four residents from Woollard village. It was reported that Midsomer Norton Ring and Ride are interested in providing a bus through Woollard and into Bath on a Thursday, a committee will have to be set up to organise this. Members of the Parish Council reported no takers for the Dial-a-Ride scheme from Keynsham, however the Friday bus to Keynsham is still well used.

Parish Liaison Meeting: Mrs Grimes attended this meeting on 24th June 2007 and reported that she would be happy to attend again in Mr Heaford's absence. Many items were discussed such as Youth funding and a cut of 30% in the Youth Services Funding reported. Pensford Village is very lucky to have visits from the Rural Youth Team Bus. A revised structure for B&NES Environmental Services had been prepared. Clerk was given a copy for the file. It was accepted at the meeting that the planning enforcement is ineffective. Planning within existing resources will respond with 'reasonableness and expediency.' Andy Pegler is happy to receive any concerns via email. It was reported that the Regional Spatial Strategy has been submitted to the panel and conclusions required by the end of December 2007. The newly produced Core Strategy was discussed and so too were Parish Plans. Mrs Grimes reported a very well attended meeting.

Remembrance Sunday Parade: The parade went well and was well supported. The PCSO's were in attendance and helped with traffic duties and the stopping of the traffic for the two minute silence. A bugler attended – Mr David James from Compton Dando. The service was conducted by the Chaplin from Wells Cathedral School, also in attendance were the Guides and Brownies with representation from the RAF, Navy and the Army.

Pensford Lock Up: The work has been completed by Minerva Stone and their invoice received at a total of £1185.57 inclusive of VAT. This will be held for payment until the work has been inspected and signed off by

English Heritage. Concerns were raised by a Parish Council member regarding the new metal bars being silver painted and cement being used instead of a mortar mix. Arrangements have been made for a representative from English Heritage to visit on Tuesday 20th November to look at the completed works. Clerk contacted Minerva Stone and ask them to come back and remove their building waste which had been left inside the lock up.

Pensford High Street Parking Consultation: Following further site visits to the High Street and further research on parking dimensions Traffic and Safety submitted a slightly altered new design scheme to be discussed. Parish Council agreed that this plan was not much different to the original however this proposal would appear to create more problems. Parish Council would prefer for a box by the Lock Up to keep traffic clear, the proposal to have a parking bay opposite Back Lane will create difficulty for traffic turning down High Street. A suggestion for an advert to be placed in the Parish Magazine asking for considerate parking along the High Street was made. Clerk to thank David Swift for the proposal but suggest that the situation is monitored for now and reviewed at a later date.

Publow Lane (Rat Run): David Swift reported in an email that this problem through Publow is a difficult issue and nothing that Traffic & Safety can do. They report that if drivers choose to take rat runs through lanes such as these then they should be driving to the condition of the road including what speed they drive at. Traffic & Safety are aware of not erecting traffic signs or lines in rural locations as to damage the integrity of the countryside. It was reported at the meeting that cars park along Publow Lane causing traffic travelling towards the corner of Peats Hill to be on the wrong side of the road. This is only an occasional problem and possibly nothing could be done to solve it. It was also noted that the Church Car Park is often not used as it should be.

Belluton: In relation to lorries travelling along the B3130, Traffic & Safety reported that this is a Class B road so it becomes an important link for HGV's and the alternative route for them is very large. Clerk to suggest a 7.5t weight limit.

B&NES Core Strategy: It was reported that a meeting is proposed to discuss the Core Strategy and in particular the proposed Urban extension to Bristol in the draft Regional Spatial Strategy for the South West. The meeting will be held at Whitchurch Community Hall. Mr Heaford reported that he would be free to attend on the 5th or 6th December. Clerk to reply. Cllr Edwards urged the Parish Council to give thought to the Core Strategy and reply to it. Individuals can also reply and write to B&NES independently. Main concerns are that the Green Belt will be fractured, there is no infrastructure proposal, the A37 is already heavily congested with no major consideration being made for a better road system. There is only one bus which travels through Pensford and Whitchurch the 376. A reply with a bullet point list will be submitted with the Parish Councils objection to the Strategy. Effective consultation with affected communities is lacking, an example of which was Whitchurch not being mentioned in the original Core Strategy

document. No statement is made either to where new jobs will come from for all the proposed new residents.

Bristol International Airport:

A large document has been received giving the PCAA's response to the Core Strategy and Draft Regional Spatial Strategy.
New tracking system: Defaulters have now put this back to the middle of next year.
Noise monitoring system: Following 142 complaints made the offer of putting in a noise monitoring system has been made.
Planning Application will now be made in the second quarter of 2008, the airport will continue to run under the existing planning consents.
Mr Watson asked the parish council to note his thanks to BIA for their recent donation of £500 to Pensford Primary School.

6. Clerks Progress Report:

Dog Fouling/Memorial Hall Playing Field: An email was sent to Kim McGarva at B&NES regarding this problem with requests made for better deterrent signage. B&NES reported that they understood the whole of the field and the Memorial Hall site was out of bounds for dogs.

Memorial Hall: Clerk had received a copy of the minutes from the last Memorial Hall Management Committee meeting. The minutes reported the need for possibly replacing the boiler. Clerk emailed the secretary asking her to remind the committee the need for a job specification.

Patient Participation Group: The next meeting takes place on Tuesday 27th November at Regil Village Hall. The practice manager is seeking a.o.b items ahead of the meeting. Mrs Loney asked for her apologies to be tendered.

Highways/Cleansing Issues: A fly tipping problem at Hillcrest has been reported to B&NES.

The Batch: The railings have still not been painted. Clerk to speak to B&NES.

Church Street: Pot holes have now been filled in and a new bin received outside of the church gates.

Road Report: B&NES report that the re-surfacing works for Woollard Lane have now been re-scheduled for provisionally January – March 2008.

Zero Waste Week: This takes place between 26th November – 2nd December. Posters have been displayed. Parish Council will look at taking part next year.

Allotments: Following the adoption of the Green Space Strategy for B&NES an action plan to regularly maintain a central record of allotment plot waiting lists for the whole district will now be made. Therefore a quarterly email now has to be filled in and returned with information such as site

location, costs, vacancies etc. Two more applications have been made for allotment plots at Publow Lane. Mr Watson to look at the size of the plots possibly available.

Planning/Enforcement:

Clerk reported that a letter had been sent to planning with the Parish Councils comments in respect of the application 07/02755/FUL 111 Wells Road, Chelwood. A discussion took place regarding the outcome of this application and if necessary the Parish Council agreed to write to planning giving further support.

07/02967/FUL Clerk reported that a letter had been sent to planning objecting to the proposal at The Orchard in relation to the pair of semi-detached houses. Clerk reported that an email from a resident living at Hillcrest lodged objections to this proposal and was also proposing to object to the proposal at Policemans' Lane. Clerk had received a report from Cllr Edwards regarding a lorry which became stuck in Policemans' Lane for approximately two hours. Clerk contacted Traffic & Safety to make them aware of this.

Enforcement Issues: Clerk read out an email received from Jeanette Bokacz Planning Enforcement Officer giving an update on the current position of six outstanding enforcement issues.

178 Woollard Lane: Clerk reported that an email had been received from John Everitt, Chief Executive at B&NES reporting that following the receipt of an anonymous letter dated 4th September the writers claims have been investigated and no impropriety took place regarding the planning decisions. Clerk to follow up outcome on the application for the proposed stables at this address.

Planning Training: Planning Training takes place on Wednesday 14th November 6pm – 9pm at the River Suite Keynsham.

Incoming Post:

a) Community Action Report and Financial Statements to 31/3/07 has been received. Clerk to file.
b) CPRE AGM takes place on 24th November 2007.
c) B&NES notification of the Adoption of the local Plan on the 18th October 2007 has been received.
d) Libraries: A review of the library service in B&NES is currently taking place. Clerk gave survey forms to those interested in taking part.
e) Avon and Somerset Constabulary are seeking nominations for the Community Policing Awards.
f) The National Salary Award for Clerks 2007 – 2008 applicable from 1st April 2008 has been agreed. Clerk to work out back pay with Mr Chilcott.
g) ALCA fees for 2008/09 budget figure has been given at £228.18

7. Planning:

Applications looked at by Sub-Committee:

07/02985/FUL Mr James Hillside House Pensford Hill Pensford. Installation of velux windows to single storey extension new pitched tiled roof over existing flat roof (resubmission). Parish Council support.

07/03060/FUL Mr Courtney 41 Hillcrest Pensford. Detached garage and store room to rear. Parish Council support.

07/03061/FUL Hursley Hill Garage Hursley Hill. New car showroom following demolition of existing and site alterations. Parish Council support.

07/02876/FUL Mr M Sivier Stoneycroft Woollard Lane. Conversion of storage barn to a dwelling associated with main dwelling house. Parish Council returned comments only.

07/02965/FUL Mrs Bignell 4 Ways Pensford Ltd. Development Site Police Lane. Pair of semi-detached houses with garages and parking. Object.

Applications looked at:

07/03141/FUL Punch Taverns Travellers Rest Pensford Hill. Replacement dining area and toilets following demolition of existing garage. No objections in relation to the proposal, concerns to be raised with planning regarding the demolishing of existing measuring 36sqm and replace covering an area of 65sqm which appears to be encroaching onto the existing garden. Parish Council were not happy with the roof line shown in the proposed elevation as it does not appear to blend with the existing.

07/03269/FUL Mr P Moore Foxley 2 Publow Lane. Single storey rear extension to form sun lounge and single storey rear extension to provide utility room (resubmission). No Objections raised.

Outcomes:

07/02631/CLEU Mrs D Smart. Sandhills Birchwood Lane. CLEU for the continued use as a dwelling. **Lawful.**

07/02755/FUL Mr & Mrs P Sessford 111 Wells Road Chelwood. Dwelling and double garage. **Refused.**

07/02691/FUL Iain Locke Woodland View Pensford Old Road. Rear extension, front veranda and loft extension. **Refused.**

Considered by the Development Control Committee:

07/02560/FUL Dr John and Mrs Bowes. Cottles Farm House Blackrock Lane. Residential annexe. **Approved.**

Appeal Received:

Application Ref: 07/00539/CLEU Mr & Mrs Sivier Certificate of Lawfulness for existing use of land as curtilage incidental to the residential occupation of Stoneycroft. Clerk to enquire about the two issues in relation to this property the appeal and the planning application.

8. Financial Matters:

Payments authorised:

Mrs J Bragg	Clerk Salary Oct – Net	471.11
Mrs J Bragg	Clerks Imprest	36.80
British Legion	Poppy Wreath Donation	25.00

9. Any Other Business:

Hinton Organics: It was reported that Hinton Organics have been taken to the High Court in London.

Memorial Hall Area: Is suffering a huge litter problem. The Parish Council are concerned about the Play Area. It was reported that on a Tuesday and Thursday groups of teenagers are gathering around the Memorial Hall. The Police were called however unable to attend due to another emergency. Contact to be made with Glenn Lord and the problem followed up.

Memorial Hall Rubbish: It was reported that many village halls supply black bags for the hirer to remove their rubbish from site so that no rubbish is left on the premises. This is often part of the hiring conditions and an effective way of combating this problem.

The Orchard: It was reported that although the pot holes above the entrance to the Orchard have been filled in the road surface remains very rough. Clerk to report.

Footpath: It was reported that the footpath by Nursery Corner which runs towards the Colliery needs clearing. Clerk to contact Stanton Drew Parish Council as it is thought to be in the neighbouring parish.

Sign on bridge: Clerk was asked to contact David James about their sign advertising the auction of the Church which is now out of date.

Web Site: It was reported that the rubbish collection dates for the Christmas period are on the web site and new photos have been received and will be added soon.

The Old School House, High Street: Concerns have been raised regarding work being carried out here and sawdust being left on the road outside the property. This has been reported to B&NES.

Prior to the meeting starting clerk was asked to report that the new Woollard Lane sign near the junction of Charlton Road has been spelt incorrectly.

10. Notice of Future Meetings:

DATE OF NEXT MEETING MONDAY 10th DECEMBER 2007 AT 7.15p.m