

**MINUTES OF A MEETING OF PUBLOW WITH PENSFORD PARISH COUNCIL
HELD ON MONDAY 12th SEPTEMBER 2011 AT 7.15p.m.
AT THE CHURCH ROOM CHURCH STREET PENSFORD**

1) Members of the Public: Mr Garner, The Old Bakery, High Street attended the meeting to discuss Mr Bewleys' proposal to adopt Back Lane. The recent e mail from Mr Bewley was read out to the Parish Council. It was confirmed to Mr Garner that the Parish Council are against the adoption of the lane and that the Parish Council have right of Vito over the Lane. It was confirmed that it does need to be maintained as a Highway as it is used by not only the Postman on a regular basis but other members of the public accessing the A37 and walking down to the bus stop. It was considered that the block fencing at the bottom of the lane has been in situ temporarily for long enough and that maybe this should now be removed.

2) Apologies for Absence were received from Cllr Edwards & Mr Watson.

3) Minutes of Monday 12TH JULY 2011 after being circulated were signed as a correct record

4) Matters Arising from the previous minutes:

George & Dragon Music Festival: It was reported passed off with no major problems.

Retirement of Sheila Loney: A thank you card was received from Sheila.

Defibrillator: It was confirmed that Mrs Stephenson has the second key. Mrs Stephenson will act as guardian for the defibrillator by the Post Office in the absence of Mr Watson. It is understood that BT maybe offering assistance towards the installation of defibrillators into telephone kiosks. Clerk is in the process of following this up. The Parish Council now own the telephone kiosk at Hillcrest.

Chairman's' Community Awards:

Mr Baxter did not wish to be nominated. Further suggestions were the Post Office and possibly the Church Tower. Nominations will be discussed at the October meeting.

5) Items for Discussion:

a) PACT Meeting Report: The PACT meeting was held at Pensford Memorial Hall on Wednesday 13th July 2011 and was very well attended. There was a large presence from Stowey Parish. Traffic calming, police visibility and Stowey Quarry were discussed. It was considered that the planning consent granted for Stowey Quarry may have a traffic impact on Pensford as vehicles travel along the A37. It was reported that Chelwood Roundabout as it is now overgrown could be more of a hazard. The three PACT priorities for the next meeting were Stoke Hill, speeding: Whitchurch & Bishop Sutton, speeding.

b) Trip to Bristol Airport: Four parish councillors attended the airport. A film show was given showing the development and history of the airport. A visit to the Control Tower was very informative.

The PCAA have produced a Draft Response to the Dept for Transport Scoping Document March 2011. A section of the report headed Local Impact was circulated to all parish council members. Comments from member parishes on the draft are welcomed and should be sent to Judith by Monday 26 September. A revised version of this draft will be considered at the PCAA meeting on 4th October. Final submission must be by 20 October.

c) Affordable Housing Survey Update: A very good 48% response rate to the survey was reported from English Rural. The survey showed that all but three households seeking a move in the village can only afford a home under £250,000 - the average price of a home to buy in the parish as at today's date is £800k. All information will now be broken down further, however there is a general indication that there remains an affordable housing need in the Parish.

d) Chew Valley Partnership Meeting Report:

Mr Heaford attended this meeting. There were two presentations given, one on Event Organisation. A useful document was produced by BANES. Clerk to obtain further copies. The second presentation covered the availability of small grants available for art projects. These could also include Pantomime productions.

Inspector Stuckes was present at the meeting and leaflets regarding Anti Social Behaviour and a directory of Police Stations were circulated.

e) Parish Councils Airport Association:

Discussed under item 5b. The next meeting of the PCAA takes place on 4th October 2011. Mr Wareham and Mr Heaford to attend.

f) Back Lane: Discussed under members of the public.

g) Planning - Enforcement: Two possible enforcement issues were brought to the attention of the Enforcement Department in July. So far no further update has been received. A letter was sent to Mr G Curran, Lib Dem Cllr and Chairman of the Development Control Committee in response to the decision made at Holly House, Hillcrest. The two outstanding enforcement issues were also brought to Mr Curran's attention. Again to date no reply or acknowledgement to the letter has been received. It was proposed that a letter is sent to Mr Everett Chief Executive of BANES Council. Parish Council supported this.

Land behind Firbank, Publow Lane: This small piece of land is reported to be very overgrown now. It was once cleared by neighbours. Clerk to contact owner to have it cleared.

h) Publow Lane Works: Works were due to start on 12th September. Maps showing diversions and proposed works were circulated to all Parish Council

Members. Clerk has asked for a copy to be added to the web site and has placed details on the notice boards.

i) Core Strategy: The Inspector has now proposed another 500 houses at the site of the North East Corner of Hicks Gate Roundabout, and also suggestions have been put to Bristol City Council for a further 500 houses on the North West corner of Hicks Gate. BANES are to consider the Core Strategy at a council meeting on Thursday 15th September 2011.

6) Clerks Progress Report:

Footpath from Travellers Rest to the top of Pensford Hill: The path was looked at and Highways realised that there should be a path a metre wide. An order was put in for a digger to clear. It has now been cleared and tarmaced.

Litter Bin: A follow up email was sent to Jo Brain regarding a new bin by the lock up and the request to move the bin by the old bus stop closer to the new one. Jo reported that she realises now there is a problem with the rubbish by the new bus stop and has agreed to move the bin by the old bus stop closer to the new one. Jo is unsure if a new bin can be re-instated by the Lock Up. Jo thought that maybe the builders at 148 High Street had removed the bin. Copies of emails were sent to Pauline Parnell.

Hedge at top of Woollard Hill which was removed and a wall put up. Permitted development.

Land Owners behind the Wickets/Greenfields/Roundlands Farm in Blackrock Lane: Highways have reported that having researched landowner details no information has been found as to who owns the land either side of the lane. Highways are now doing a land registry search. Still no details of the land owner.

Pensford Bridge: The concerns regarding possible movement were reported to Structures Department. No update available from the Structures department.

Old Wall/A37 - An email received from structures on 14th June 2011 reported that they will be carrying out works here within the next three weeks. As no work has started here clerk has sent another email to Mohammed Rashid to follow up urgently.

Pensford Car Sales: Concerns regarding the disposal of water from the car wash was raised with BANES. Contact has been made with Wessex Water regarding where the water is disposed. Confirmation is awaited.

War Memorial: Following my email to Simon Memory with comments from last month's meeting this is his reply - "I have not officially been tasked with anything but as a point of contact for the War Memorials Trust, I have asked for parishes to record and if possible send me photos of memorials so I can collate information within BANES of where they are and a description of their condition. At this time I can pass on information to the trust so an inspector can visit the site and liaise with you direct if any repairs are needed.

If you could e mail a few pictures I can get the ball rolling as I have not yet had chance to get out on site. "It was agreed at the meeting that photos should be sent to Simon Memory. Clerk to organise.

Hursley Hill:

It was reported that there is a lot of activity in and out of this site, and tipping is taking place. Clerk reports that it is still being monitored by the Police and that Mr Chapels hearing was adjourned and awaiting a further date.

It was reported that there is a lot of tipping still continuing. Also a large area of ground appears to have been cleared behind where the snack wagon parks. Parish Council understand that maybe the land now belongs to Mr Hucker at Railway Bungalow.

Culvery Lane: A member of the public thought that Culvery Lane had been adopted. Clerk contacted Martin Laker who gave the following reply. Nothing could be found about Culvery Lane in the BANES records, it has never been adopted by BANES or predecessors Avon CC and Somerset CC and there are no agreements with residents. Technically the maintenance of a private road rest with the landowner but in practice it usually falls to the frontages. When the road is very old it probably belongs to the Lord of the Manor, but that's usually only of any help if they are still around like the Duchy of Cornwall.

Nelson House: Council Connect were informed about the low, hanging baskets outside this property.

Wall by the new Bus Stop: Council Connect have been made aware that it may need repairing.

Land behind Firbank: Enquiries are being made regarding the ownership of this piece of land.

Planning:

11/03236/OUT Fields North of Orchard Park Staunton lane, Whitchurch. Residential dwelling (up to 295 dwellings) including infrastructure ancillary facilities, open space, allotments and landscaping and provision of 2no. New vehicular accesses from Stockwood Lane. As a neighbouring Parish an objection letter was sent regarding this application as it is contrary to the BANES Core Strategy which is currently before the Inspector. The area of land in question has been assessed as being in the Green Belt and if this application was passed it would erase the visual separation of the villages of Whitchurch and Stockwood.

Chapel house, Station Approach: A "5 day notice" to fell 4 Sycamore trees at this address had been received by Trees & Woodlands at BANES. The trees were causing damage to a wall which is above the main road through the village. PC Support the works.

Incoming Post:

a) Free Electric Blanket Testing is being carried out at the Midsomer Norton Council Chamber & Keynsham Fire Station on 27th September, 29th September, 7th & 18th October. Tel: 012225 396759

b) Community Policing Awards. Award categories are Neighbourhood Beat Manager of the Year, PCSO of the Year, Special Constable of the Year, Neighbourhood Team of the Year and Outstanding Customer Service award.

c) Policing Plan 2011 - 2014

Enforcement Issues:

Broadoak Sidings: A site visit was requested with planning enforcement. To date there has been no reply even though follow up emails have been sent.

Butts Farm Parsonage Lane: An email reporting the building work under construction was lodged with enforcement. Again, no reply to date even though follow up emails have been sent.

7) Planning:

Applications discussed by Sub-Committee:

11/02460/FUL Mr A Castleton 55 Hillcrest Pensford. First floor extension, ground floor front extension in line with existing porch and internal alterations. PC Support.

11/03329/REN Mr & Mrs G Hunt 39 Hillcrest Pensford Bristol. Renewal of application 08/02599/REN - Detached dwelling. PC Support.

Planning Outcomes:

11/02460/FUL Mr A Castleton 55 Hillcrest. First floor extension, ground floor extension in line with existing porch and internal alterations. REFUSE.

11/00259/CLEU Mr & Mrs C Kittel The Annexe, The Granary Stanton Road Pensford. LAWFUL

11/02068/FUL Mr J Rehbein Hillside View Pensford Hill. Provision of a new raised roof with addition of dormer windows, erection of a party three storey part single storey rear extension and front side extension to provide new garage and associated works (revised re-submission). WITHDRAWN.

11/02533/REN Mr J Rigby Holly House Hillcrest Pensford. Renewal of application 08/02237/OUT (Erection of new dwelling following demolition of existing barn). PERMIT

10/02905/LBA Mr Britton Guys Farm Stanton Lane. Internal and external alterations for the conversion of barn into additional residential accommodation and replacement of the roof structure. CONSENT

11/02283/REN Mr Daniels 58 Hillcrest Detached Dwelling. PERMIT

11/0585/FUL Mr B Toase Viaduct House Culvery Lane. 2.3m High Stone Wall. Withdrawn.

10/02901/FUL Mr & Mrs Britton Guys Farm Stanton Lane. Conversion of barn into additional residential accommodation and replacement of the roof structure. PERMIT.

Applications discussed at the meeting:

11/03505/FUL Mr & Mrs Stephenson Mill House Mill Lane Woollard. Installation of 4kw array of ground mounted solar panels on land adjoining Mill House. PC Support.

11/03817/FUL Mrs L Jones Elm Tree Cottage Publow Lane Publow. Two storey side and front extensions (Resubmission). PC Support.

11/03778/FUL Mr J Rehbein Hillside View Pensford Hill Pensford. Part 3 storey, part 1 storey rear extension to provide additional living and bedroom accommodation and front side extension to provide a new garage and all associated works. Parish Council are of the opinion that the size issues have not been addressed and an overdevelopment of the site remains. It was noted that the proposed Dormer Windows in the previous application have now been removed from the proposal. PC Object. Clerk to write to planning.

Notification of Tree Works: Mr R Wynn Rosemere Publow Lane Woollard. Mr P Clouting Newbridge House Woollard. PC Support.

8) Financial Matters:

The Responsible Financial Officer agreed the Financial Matters. The Annual Return is awaited from Mazars. A quarterly report will be prepared for the October meeting.

Payments authorised in August:

Mrs J Bragg	Clerk Salary July	555.04
Mrs J Bragg	Clerk Imprest	25.41

Payments to be Authorised:

Mrs J Bragg	Clerk Salary/Imprest August	556.08
Mrs J Bragg	Clerk Imprest	24.19
Underwood Lamb	Audit 201/11	216.00

9. Any Other Business: It was reported that the Waterside Restaurant area looks very untidy. This is private property, the Environmental Health Department will be informed.

Tennis Club: Successful Junior Coaching has taken place during the holidays and continues to be very popular. Free School coaching is to take place for the Primary School during the Autumn.

Bus Stop: A car is parked in the bus stop being advertised for Sale. Details will be passed to the PCSO's

Man hole on A37: The tarmac around the man hole is breaking up again. Clerk to report.

Bus stop on Bridge by School: It was reported that recently the bus could not pull in again due to cars being parked in the bus stop. These are cars owned by parents dropping off and picking up from school and not parked all day. Contact will be made with the school.

10. Notice of Future Meetings:

ALCA AGM 13th October 2011, 7.30p.m., Long Ashton Community Centre.
Memorial Hall Meeting, 10.00am 14th September 2011 (Cancelled)
Chew Valley Youth Trust, Monday 26th Sept, Millennium Hall Chew Magna.
7pm

DATE OF NEXT MEETING MONDAY 10th OCTOBER 2011 AT 7.15p.m.