

**MINUTES OF A MEETING OF PUBLOW WITH PENSFORD PARISH COUNCIL  
HELD ON MONDAY 14<sup>th</sup> JULY 2008 AT 7.15p.m. AT CHURCH ROOM  
CHURCH STREET PENSFORD**

**Present: Chairman:** Mr T Heaford.

Mr D Chilcott, Mr L Seymour, Mrs J Stephenson, Mrs S Grimes, Mrs S Loney,  
Cllr P Edwards, Mr P Wareham, Clerk: Mrs J Bragg.

There were seven members of the public present.

**1) Members of the Public: Hillcrest**

Members of the public attended the meeting to raise objections to a planning proposal at Hillcrest. Concerns were regarding access, parking and extra traffic which would be created by a further dwelling here and the over development of the site. It was reported that hardcore and earth has already been deposited on the site to raise the ground level.

Broadoak, The Sidings, Wick Lane: Mr Budd and his family Solicitor attended the meeting following a recent event which took place at Broadoak on the 21<sup>st</sup> July 2008. On behalf of Mr Budd an apology was recorded. A written undertaking by the solicitor has been made promising that it will not happen again. Following the event posters were displayed around the village which caused distress to the family, a copy of which was given to the Parish Council.

**2) Apologies for Absence**

Received from Mr B Watson, Mr S Filer and Mrs J Gully.

**3) Minutes of Monday 9<sup>TH</sup> JUNE 200**

Having been circulated were signed as a correct record

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

Woollard Lane/Hedge cutting: Parish Council are aware of a badly overhanging hedge in Woollard and continue to find out who the landowner is and arrange for the hedge to be cut back.

Charlton Lane/Woollard Lane Junction: BANES have informed the Parish Council that they will not be cutting this junction again but will monitor the situation.

St Thomas a Beckett Church: No further update

Traffic & Safety: Following the meeting looking at problems on the A37 and parking issues the Parish Council still await further proposals in writing.

Urban Extension Workshop 2: Cllr Edwards to attend and report back to the Parish Council Parish Council unable to attend due to lack of spaces The

Parish Council still await a report following the first workshop. Cllr Edwards to follow this up

The Sidings: Parish Council noted the considerate apology from Mr Budd.

Guys Farm: See Enforcement issues.

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

a) Car Park Update: Parish Council has informed BANES that they would be happy to take on the responsibility of the car park when the rear access problems have been sorted out.

b) Bus Stop: Plans have been received from BANES showing proposed improvements to our current bus stops and the proposal to replace the bus stop on the bridge. Residents will be consulted after 31<sup>st</sup> August 2008. Clerk has spoken to Mr King the Public Transport Officer and explained the urgency to have the bus stop replaced on the bridge. Mr King has told the Parish Council to leave the damaged shelter in place at present and a site visit will be made. Clerk to arrange for Parish Councillors to attend on site together with Mr King.

c) Affordable Housing: BANES are asking for a meeting, however Parish Council does not wish for a meeting to be held until further plans have been received.

d) Memorial Hall: Further plans have been consulted none of which define the boundary between the Memorial Hall and its neighbouring property. It is understood that the kitchen extension is possibly pre 1971, under Clutton District Council and therefore all details will be held at Taunton. Clerk to contact BANES Fire Officer and ask for an inspection.

e) Children's Play Area: The Play Area has recently suffered some vandalism. However Police have been very helpful in catching the culprits and have promised regular monitoring of the area. Clerk to write to Sgt Alison Norman and thank her for the help.

The Tennis Club shed has also been vandalised and a flood light has been smashed. Crime reference numbers have been obtained and conversations held with PC Glenn Lord.

The Play Area is in urgent need of upgrading and improvement grants are being looked into. The security of the area, once upgraded, will need to be improved.

Chairman suggested looking into the creation of a BMX track which was welcomed by the Parish Council.

f) Parish Cluster Meeting 19/6/08 Report: Mr Chilcott attended the meeting and reported that the Cluster groups have now been reorganised. Our Cluster is now made up with Saltford, Compton Dando, Marksbury, Whitchurch and Keynsham. A slow down sign near the cemetery on

Woollard Lane was requested. Again, the junction of Charlton Road/Woollard Lane was reported. A presentation was given regarding the Zero Waste Challenge Week in September. A previous week last year saw a significant reduction in waste. Mr Chilcott raised the point regarding Planning Procedure and how to respond to planning applications. This is being looked into. It was reported that if a response is emailed to planning then a response to the Parish Council is generated back in acknowledgement.

g) PCAA Meeting 24/6/08 Report: Mr Wareham attended the meeting and reported that thanks were extended to Mr Heaford for his involvement in the Accounts. Night Flight details were discussed and figures were quite high with 20 night flights occurring on Good Friday. It was reported that there is no Government Body to complain directly to and suggested that the Parish Council speak to Liam Fox. It was also suggested that a letter should go to BANES asking what is their position regarding public consultation and climate change. Will the public be consulted? It was reported that an Environmental Impact Assessment to accompany the planning application in respect of the proposed walkway at BIA does not have to be carried out.

h) ALCA Executive Meeting Report 1/7/08: Mr Heaford attended the meeting. Mr Tony Crouch has now been appointed as Chairman. The accounts were discussed and there will be a small increase in subscriptions. ALCA have also changed auditors.

l) Parish Liaison Meeting: The meeting saw the introduction of Christine Caister the new head of Planning and Enforcement. Presentations were received regarding Affordable Homes and the RSS/Core Strategy. A Youth Service Presentation took place by Maurice Lyndsay. Parish Council to seek further advice from him regarding the Children's Play Area.

j) Chew Valley Area Partnership Report: This group will now meet under the new title of Chew Valley Partnership. A draft document had been prepared and was agreed. A presentation was given on the Core Strategy. A well attended meeting with a high police presence.

## **6) Clerks Progress Report: Highways:**

Clerk had followed up all problems reported to Highways which were:

- Police officer's Lane - Overgrown - Put on programme for clearance
- Footway between Nursery Corner and the Car Sales and from the Car sales down to the village - pathway overgrown - put on programme for clearance.
- The Batch & Parsonage Lane - Potholes - Works complete.
- Priestdown - Manhole covers - Works complete.
- High Street - hedges at the top overgrown - contractor completed.
- Junction of Woollard Lane/Charlton Lane - Clerk requested enquiry should be re-opened.

- Triangle Woollard: Highways do not know why the Parish Council have undertaken the grass cutting here since 1970. Details came from the mapping system but no explanation given.
- Stone Wall, Old Road: Highways have contacted the structures department regarding the wall, and will arrange for the ivy to be removed.
- Culvery Wood: It was reported that the top end of the wood is normally maintained by the Woodland Trust however Mr Gillett will clear where necessary.
- More Trees for BANES: It is hoped that Adam Gretton will be attending our September meeting.
- BT Telephone Boxes: Clerk has emailed a reply to BANES requesting that the payphone at Hillcrest is left as the Parish Council would not like to lose both payphones from the village. This is an original red kiosk which does not suffer any vandalism and looks nice in its surroundings. Cllr Edwards reported that he will be on a panel discussing these issues and will promote Publow with Pensford Parish Councils comments. It was noted that the payphone in Woollard was not on the list for removal.
- Risk Assessment: Clerk has written to Mr Gillett thanking him for his risk assessment and a reminder made that if in the future any incidents which pose a greater risk then there will be a need to re-assess them.
- Publow Church: The footpath near the church has been reported to Mr Gillett in need of cutting back.
- Footpaths running along the back of the new houses on the High Street, The Oaks, The Cedars and The Acorns will all be cleared by the owners.
- Publow Bridge: The bridge recently received damage to the heading stones, this was reported and they will be repaired.
- Zero Waste Challenge Week 2008: This will run from Monday 29<sup>th</sup> September to Sunday 5<sup>th</sup> October. A briefing event will take place on Wednesday 16<sup>th</sup> July. Clerk to email the Parish Councils interest.
- Ringway Vehicle: A Ringway vehicle constantly parked at Hillcrest has been reported.
- Grass Cutting Woollard: A reply is awaited from Mr Wilkins regarding the cutting of the triangle.
- Amercombe Bungalow: An email was sent asking if Highways could help with the cutting of the bank and hedge which runs parallel to the driveway of Amercombe Bungalow and the A37. Highways are unable to help and report that the owner must employ someone to cut it.

### **Planning/Enforcement:**

**Church Farm Peats Hill: Extensions, Car Port & Conservatory:** Clerk has written to planning with questions raised in relation to the Barn, when and where is it to be moved. Are the mature trees being removed? Also planning was informed that neighbouring properties were not informed of the proposal.

Nelson House: Clerk read out an email from enforcement regarding this property, and have now closed their files on the enforcement case. However the rear access remains as a civil matter.

Access created onto Wick Lane: Enforcement have not received a planning application in respect of this access and are therefore issuing a planning contravention notice.

Incoming Post: Clerk had received booklets entitled 'Travel Better, Live better, these were circulated between the Parish Council.

The Spring issue of Somer Times booklet had been received from Somer Housing.

Action for pensioners newsletter had been received.

## **7) Planning:**

### Applications looked at by Sub-Committee:

**08/01992/FUL** - Mr & Mrs Clive Jones 3 Wesley Terrace Pensford Erection of a Summerhouse Parish Council Support

**08/02111/FUL** Mr Rummins 45 Hillcrest Pensford - single storey rear extension, Parish Council Support

**08/01164/FUL** Miss Tonks Old Railway Tavern Wick Lane Pensford Change of use from doctor's surgery (Use Class D1) to dwelling (Use Class C3) Parish Council Support

### Applications looked at:

**08/02237/OUT** Mr Rigby Holly House Hillcrest Pensford - new dwelling following demolition of existing barn Parish Council strongly object to this proposal on grounds of access, parking, traffic and a conflict on the design and access statement. The neighbouring property will also lose a great deal of light. Clerk to write to planning.

**08/02191/FUL** Mr J Packer Agricultural buildings between the Bungalow and Cottles Blackrock Lane Publow Conversion of barn and outbuildings and new extensions to create residential dwelling Parish Council Support

### Outcomes:

**08/01772/FUL** Mr Balzan Hillside Parsonage Lane Two storey extension and detached double garage following demolition of existing lean-to and outbuildings (resubmission) Permitted.

**08/01539/FUL** Mr N Avery Hope Cottage Culvery Lane Pensford Single storey extension to form additional bedroom (resubmission) Permitted.

## **Appeal Decision Received:**

**Appeal Ref: 08/2068126** Land Adjacent to 178 Woollard Pensford Appeal Allowed.

## **Enforcement Issues:**

Enforcement figures received showed out of 856 investigations received, 18 enforcement notices were issued, no injunctions were issued, no stop notices were issued and no temporary stop notices were issued.

Cllr Edwards reported that Enforcement will be issuing a notice requesting a planning application for The Sidings, Wick Lane.

## **8) Financial Matters:**

### **Payments to be authorised:**

Mrs J Bragg	Clerk Salary June Net	£481.30
Mrs J Bragg	Clerks Imprest	£36.80
Mrs J Bragg	Computer Ink Cartridge World x 2	
£20.00		
Mazars	Audit to 31/3/08	£199.75

## **9. Any Other Business:**

Bus Stops: Agreed that after a brief look at the maps a meeting should be arranged between the Parish Council and BANES

Footpath between Belluton and B3130 Junction: This area needs cutting and edging again. Clerk to report

Ragwort: There is a large amount of Ragwort growing on Pensford Hill. Clerk to notify BANES.

Police: It was noted that Olivia Pinkney is to become temporary Chief Constable.

Parking: It was reported that the tractor and mower parked outside of a Brambledene in Publow Lane encroach onto the Highway with the mower stuck out. Clerk to notify PCSO's.

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

**PACT Meeting Wednesday 16<sup>th</sup> July 7.00p.m at Chew Stoke**

**DATE OF NEXT MEETING MONDAY 8<sup>TH</sup> SEPTEMBER 2008 AT 7.15p.m**