

**MINUTES OF A MEETING OF PUBLOW WITH PENSFORD PARISH COUNCIL
HELD ON MONDAY 11th JUNE 2012 AT 7.15p.m. AT CHURCH ROOM
CHURCH STREET PENSFORD**

Present: Chairman: Mr T Heaford. Mr L Seymour, Mrs S Grimes, Mr J Kelly, Mrs J Gully, Cllr P Edwards. Clerk: Mrs J Bragg
Members of the Public: Mrs B Bowes, Mr A Hucker, Mr S Wilcox and one further member of the public.

1) Welcome Mr S Wilcox: Mr Wilcox attended the meeting to speak on behalf of Mr Hucker who is the owner of Railway Bungalow. Concerns have been raised regarding a track which runs alongside the historic Wansdyke to Blackrock Lane and the question was, is this track detrimental to the Wansdyke?

Mr Wilcox gave a comprehensive history of the land and purchases which have now culminated in Mr Hucker owning 33 acres of land. It was confirmed that meetings have been held with a representative from English Heritage who wish for the Wansdyke to remain open and the land around to be grazed and harvested. The purpose of the track will be to access the fields through the gate from Blackrock Lane. Parish Council raised concerns regarding the increase of agricultural machinery and traffic on the lane. Mr Wilcox will put all that was discussed in writing to BANES with a copy to the Parish Council along with the Parish Councils concerns regarding the protection of the Wansdyke and the intensification of the traffic on Parsonage Lane and Blackrock Lane.

2) Welcome Craig MacDonald Somer Housing: A re-cap of the present situation was given. The Housing Needs Survey identified a need for in excess of some 30 homes. Historically the allotment land was the potential site for the Affordable Housing Development however an increased demand for allotments would now make this difficult. The land at the Memorial Field had been looked but Security, isolation and other issues meant that this site would not be ideal. A further site has now been identified and is being explored further. Somer were made aware of the Gypsy & Traveller Site Consultation. Somer to put all discussed in writing to the Parish Council. The Parish Council confirmed that they would like input into the Environmental Standard of a proposed housing scheme but this would be discussed at a later date.

3) Members of the Public: See Item 1.

4) Apologies for Absence were received from Mrs J Stephenson, Mr S Filer & Mr P Wareham.

5) Minutes of Monday 14TH MAY 2011 were circulated and amended to show Mr Kelly as absent from the meeting. The Chairman then signed them as a correct record.

6) Matters Arising from the previous minutes:

Hinton Organics: There has been no further update since the site meeting with David Trigwell, BANES. An update will be requested.

Log Cabin Woollard Lane: Clerk to contact Compton Dando Parish Council for an update.

Enforcement: To date there has been no reply from Mr Curran. The BANES complaints procedure will now be put in place. Chairman to undertake.

Web Site: Chairman to liaise with webmaster regarding the Gypsy & Traveller Site information.

7) Items for Discussion:

a) Financial: The Annual Return had been completed by the Responsible Financial Officer. It was duly signed by the Chairman and Clerk. All Accounting Statements and The Annual Governance Statement was approved by the Parish Council. The Internal Audit will now be implemented.

b) Gypsy & Traveller Site Update: Many meetings continue to take place which absorb a lot of time. A meeting held on 30th May at the Memorial Hall was well attended. Good presentations were made by the SWAG Group. Members of the council attended. A Roadshow was held on 7th June at Stanton Drew Village Hall and similarly at the Memorial Hall on 11th June. Both of which were again well attended. All members of the public are encouraged to send in their response forms, workshops are being held in Pensford and Stanton Drew to help anybody with the form filling process, the deadline for the return of the forms is the 18th July 2012. Chairman will speak at the special council meeting at the Guildhall on Monday 18th June. Chairman of Stanton Drew will speak for three minutes so too will the Barrister employed by the SWAG Group. A 'Fighting Fund' has been set up, Stanton Drew Parish Council were thought to have donated £700 to the fund. It was agreed that Publow with Pensford Parish Council would donate £700.

c) Ringspit Lane: Covered under the Clerks Progress Report.

d) Allotments: Mr Seymour has undertaken a fantastic amount of work on the site. A plot has now been dug and cleared by Mr Seymour and is ready for the Primary School to undertake the cultivation of it. The new combination lock is on the gate and the signs are in place. Lots of information has been received from the Allotment Association of which we are now members. It is hoped to purchase a notice board to display these items.

Clerk has spoken to Mr Gully who will undertake the task of producing a plaque for Brian Watson's memory.

Grit Bins: It was reported that there is a full grit bin at the rear of the Publow Lane houses, clerk to find out who owns the bin.

8) Clerks Progress Report:

Vehicle Restoration at Hillcrest: Further problems have been experienced with a neighbour once again using an angle grinder well past the time limit which has been set. A letter of support of the neighbours was sent to Julie

Evans Director Residential Management and Neighbourhoods Somer Housing Group. An update has been requested. So far nothing to date has been received.

Parish Cluster Meeting: 28th June 2012 - No agenda items for this meeting were raised.

Footpath - Church Farm: Discussions are in hand with Colin Hudson regarding a Modification Order. Mrs Stephenson to walk the footpath in question first.

Woollard: The dog roaming in Woollard was reported to the Dog Warden again. She is going to patrol around to keep any eye on the situation.

Ringspit Lane: An order has been raised with a contractor to install a stronger set of Bollards at the Hursley Hill entrance to Ringspit Lane. The works should be carried out in June. Colin Hudson hopes that these will be more effective

Cllr Edwards was contacted initially by a member of the public living in Ringspit Lane who has made a request to have the TRO to extend to prevent the current use of a section of the lane by four wheel drive vehicles on a regular basis and motorbikes. It has been reported that over the last couple of years considerable damage has occurred in a section of lane outside of this persons property turning the lane into a "rutted mud bath". A copy of the persons email has been sent to Colin Hudson and asked what he can do to help.

Colin Hudson already has proposals in place to install a new gully and put in a dished channel along the edge of the byway to run into the existing ditch and then the areas around these works will be made good with macadam. Areas on the level section of the Byway just past Stanley Lodge will be filled with compacted stone preferably before the autumn/winter. The section of the byway that then runs down to Blackrock Lane is quite steep to begin with and it is considered that it could do with some re-grading and some stone brought in to fill in the worst ruts. Hopefully once these improvements are carried out the byway will be less attractive to the 4wd vehicle drivers.

Colin is concerned that if a TRO was put in place on the rest of the Byway the section from Stanley Lodge to Woollard Lane would not be able to have a TRO as access would be required to the property. Therefore the public would be able to lawfully drive down to the property at which point they would have to turn round/reverse out. This could possibly result in a new problem at this point.

Notice board Replacement: Quotes have been requested from Richard Stevenson, Priestdown Farm. He will quote for a notice board by the Post Office and one for the allotment site.

War Memorial: New photos have been taken. Quotes now have to be obtained for the cost of the cleaning works required and repairs to the wall in front of the war memorial.

Wall by Bus Stop: Structures have been emailed again asking that they now look at the piece of missing concrete on the bridge and the condition of the wall on the bridge.

Highways: A long email has been sent to Trina Cummings re-listing all of the current problems, High Street was highlighted as this is particularly bad and did not make the list of works for re-surfacing. The overhanging trees at Riverside Cottage were again raised. The footpath between the lay-by at the bottom of Hursley Hill which runs all the way to the top of Pensford Hill was again asked when it will receive some attention. Stanton Lane overhanging trees - it was requested that Landowners are contacted to cut them back and the finger post direction sign on the corner of Publow Lane still has the direction to Publow missing from it. So far to date no reply has been received.

Water Mains Renewal Hursley Lane works are scheduled to commence on 25th June 2012. Details have also been put on the web site and sent to Whitchurch Parish Council. Also Bristol Water have a second scheme planned to start in the middle of July on the A37 Hursley Hill/Bristol Road for approximately two weeks. The work will be completed using 2 way traffic control signals. Details have gone onto the web site and have been sent to the Parish Magazine. A copy will be put on the notice board.

Web Site: Webmaster has asked if the Parish Council would give consideration to possibly having photographs of Parish Councillors on the Web Site, this idea was rejected.

Planning Enforcement: To date there is still no reply from Cllr Curran in response to letters sent on the 26th March 2012, 25th August 2011 and 3rd October 2011.

Hursley House: A site visit was undertaken on 1st May and the structure was noted. Planning enforcement also spoke to both neighbours who had initially raised concerns however both reported to planning enforcement that neither of them had any concerns regarding it and hadn't complained about it. Enforcement contacted the owner who explained that the works related to revamping an existing garage that had fallen into a state of disrepair. On checking aerial photographs of the site for 2005 and 2009 they clearly show the existence of a garage. Concerns initially raised related to the closeness to the boundary and the fact that the building appeared to be more than 4m high (high than that of permitted development). [The Case has since been closed.](#)

Possible Unauthorised Car Wash: A site visit has been made by planning enforcement and so have colleagues from Environmental Health and the Fire Brigade. From enquiries made the current use as a car wash and valeting centre is allowed as this use class falls into the same use class as that of the original permissions for the garage. In respect of employees sleeping there overnight my understanding, having liaised with colleagues from other agencies is that this has now ceased.

Planning:

12/01794/FUL Mr & Mrs Hemmings 125 High Street Pensford. Two Storey side extension over existing garage. Parish Council considered to object to the proposal as insufficient information was received to determine the size of the proposal. The proposal appeared to over look the neighbouring property. Since this application was considered BANES have now notified the Parish Council that it has been withdrawn.

12/01666/FUL Mr P Hoare Hursley House Hursley Hill. Proposed Stable and change of use from agricultural land to pony paddock. Parish Council considered to object to this proposal as the plan did not show any size or scale and does not show a true layout as it exists at present. Plan does not show the mobile cafe or the hard standing recently put in place. There appears to be no other gated access to the field other than the fence behind the mobile cafe.

Incoming Post & Email:

Carriageway Surface Dressing: A list for 2012/13 has been received. The only Lane affected in Publow with Pensford Parish is Blackrock Lane. Works commence in July. Details have been circulated to all.

Garden Waste Collection calendar 2012/13: A copy has been placed on the notice board and a copy circulated to all parish council.

9) Planning:

Applications discussed by sub-committee:

12/02159/LBA Mr A Reid Parsonage Farm Parsonage Lane Publow. Internal works to first floor bedroom and bathroom (regularisation). Parish Council Support.

12/01833/FUL Mr P Ford The Shop on the Bridge Pensford. Change of use from shop to dwelling (Resubmission). Parish Council Support.

12/01381/FUL Mr E McMahon Fairfield House Woollard Lane Publow. Replacement of existing felt flat roof at first floor level with fibreglass covering and replacement of an existing 7 metre section of retaining wall with glass balustrade at a height of 1.1 metre. Parish Council Support.

12/02191/FUL Mr I Locke Woodland View Old Road Pensford. Rear Extension, front porch and internal alterations following removal of existing porch (revised submission). Parish Council Support.

10) Financial Matters:

Payments to be authorised:

Mrs J Bragg	Clerk Salary May	565.04
Mrs J Bragg	Clerk Imprest	25.36
Mrs J Bragg	Computer Ink	26.98
PCAA	Subscription 2012/2013	50.00

Payment Authorised:

AON Insurance Renewal 989.46

11) Any Other Business:

Neighbourhood Plan: Chairman asked Parish Council members to give consideration to compiling a joint Neighbourhood Plan with Stanton Drew Parish Council. This was considered a good idea.

Chew Valley Gazette: Details of minutes even if last months to be sent to Gazette on time.

High Street: Pot Holes, road condition is dreadful.

Web Site: There is lots of information on the web site.

The Orchard: The Orchard is suffering from many motorists turning into it not realising it is a No Through Road. Clerk to ask for a sign to be put up. A sign saying unsuitable for HGV's will also be requested for the corner of Publow Lane.

Golden Jubilee Celebrations: All of the villages within the Parish enjoyed their parties.

12) Notice of Future Meetings:

Parish Liaison Meeting 20th June 2012

Parish Cluster Meeting 28th June 2012

PCAA AGM Followed by Quarterly meeting - Tuesday 26th June at 7.15p.m.

CPRE Avonside AGM 7th July 2012 The Countryside Room, Poole court, Poole Court Drive, Yate, Bristol.

DATE OF NEXT MEETING MONDAY 9TH JULY 2011 AT 7.15p.m.