

**MINUTES OF A MONTHLY MEETING OF PUBLOW WITH PENSFORD PARISH COUNCIL HELD ON MONDAY 10th MARCH 2008 AT 7.15p.m. AT CHURCH ROOM CHURCH STREET PENSFORD**

**Present: Chairman:** Mr T Heaford **Vice-Chairman:** Mr B Watson  
Mr L Seymour, Mr D Chilcott, Mrs J Gully, Cllr P Edwards, Mrs S Loney,  
Mrs J Stephenson, Mrs S Grimes, Mr P Wareham, Mr S Filer,  
Clerk: Mrs J Bragg

There was one member of the public present.

**1) Members of the Public:** Member of the public attended the meeting to learn the Parish Councils decision of a recently submitted planning application.

**2) Apologies for Absence:** There were none.

**3) Minutes of Monday 11<sup>th</sup> February 2008** having been circulated and read were signed as being a correct record.

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

**Character Conservation Appraisals:** Following consultation of the draft appraisals and a reply sent to B&NES we now await the final document to be released.

**Bank Visit:** To be arranged

**Parish Councils' Airport Association:** The application decision in respect of the Walkway has been delayed. The case officer in charge of the application has visited Luton airport. Luton planning officer is now to visit the North Somerset Planning office. The application will be determined by 16<sup>th</sup> April 2008.

**Log Cabin adjacent to the Memorial Hall:** The log cabin put up on land next door to the memorial hall is believed to encroach onto the Memorial Hall land.

Legal deeds, land registry documents and old plans held on file have been consulted by the Parish Council. Previous Memorial Hall Committee minutes in May 2002 relate to the fence between the neighbouring property and the Memorial Hall being taken down and in June 2002 the fence being put back up, it was however never completed. It was agreed by the Parish Council that advice should be sought. Mr Heaford to look into this

**Bristol City Council Core Strategy:** Whitchurch & Norton Malward have a seat on the Consultation panel. Cllr Edwards reported that Pensford should be involved and so too should Compton Dando and Queen Charlton. Further liaison with Peter Duppa-Miller will take place in respect of this. The Core Strategy is directed by the Regional Development Agency and South East Bristol is a dominant factor of the strategy document.

**Web Site:** Has now been updated with Woollard included in the introduction page.

**5) Items for Discussion:**

a) Car Park Update: There was no further update. Clerk to follow up.

b) Affordable Housing: Following the meeting on Tuesday 12<sup>th</sup> February with James Read of Somer, the architect and a sub-committee of the parish council it was agreed that the scheme should be revised with the possibility of re-siting the houses and including designs which would suit older people.

c) Flood Awareness Day held on 4<sup>th</sup> March 2008: Mrs Stephenson attended and reported that the Environment Agency were present alongside Insurance companies and three agents selling their anti-flood products. The police and fire service were also expected to attend the all day exhibition. A company called Floodgate attended the exhibition with details of their flood protection systems. Clerk was given leaflets to hold on file [[see www.publow-with-pensford-pc.gov.uk/notice board for more information](http://www.publow-with-pensford-pc.gov.uk/notice_board_for_more_information)] and advertise details in the Parish Magazine. Floodgate products comprise of a door barrier product which expands to fit a doorway or garage creating a waterproof seal between it and the surfaces it expands against. Other products displayed included a Flood Ark and absorbency products which inflate when in contact with water. These products can often be cheaper than the use of sand bags. It was reported at the meeting that rivers at present appear to be very silted and full of rubbish, the Environment Agency are working on this problem.

**d) Parish Liaison Meeting Report:** Sue Grimes attended the meeting and reported that once again the meeting was well attended. Discussions took place on:

Youth Service: The Youth Service Lead Manager advised changes to the Youth Service and that the intention was to create an integrated Youth Service, bringing together specialist and other services for young people. There will be a locality based structure part of which will be a combined Youth and Connexion Service. A summary briefing paper will be sent to all parish councils.

Empowering Communities: Will go out to public consultation.... asking for contributions from PCA Councillor asked why there was no specific mention of Parish and Town Councils in the review Community Empowerment Review

Flooding: The Head of Emergency Management addressed the meeting with reference to the storm on 11 January when 86mm of rain fell. As there is no early warning system for surface water flooding, the alarm was not raised by the Environment Agency until very close to the event. The Environment Agency have indicated that they would like to set up an early warning system for surface water as they predict that this problem will increase due to climate change. A review will be taken to improve communication in the future. He requested that Parishes that had flood plans to please review them. He also mentioned that they were looking into evacuation plans for schools. Charles Gerrish mentioned that there were problems with stones being washed down into gullies and blocking them. A Councillor asked how should Parishes report blocked drains and was advised that it should be

reported through Council Connect.

Planning and Transportation Development: Unfortunately there were no officers from planning at the meeting.

Planning organisational chart Vacancy senior officer enforcement and implementation team member of staff left... vacancy arose ... not yet filled

The Future for Bath and North East Somerset: The Chief Executive advised that B&NES was an unsustainable economy. It had wages below national average, poor transport links and lacked affordable housing. Therefore they needed to attract a few big spending visitors who would stay at its 5 star hotels (1 already with another on its way) and visit Bath's 5 star attractions- i.e. the Roman Baths, Spa etc. They were looking at a Park & Ride for the east side of Bath. Malcolm Hanney did mention that they were working with North Somerset on reducing the number of HGVs using the valley but were having problems progressing this with Somerset County Council

**e) Bus Shelter:** A site meeting had been held with B&NES to discuss proposals for securing a new bus shelter under the Greater Bristol Bus Network Scheme. A grant could possibly be available but confirmation of this will not be received until May. The Parish Council looked at the plans drawn up by B&NES in relation to the proposed new shelter. The grant may include provision for the removal of the existing shelter and the placing of a smaller new shelter on the Primary School side of the bridge. It was reported that new bus shelters will have electronic devices giving bus arrival times.

**f) Pensford Primary School LEA School Governor** - It was reported that a Local Education Authority vacancy had arisen at Pensford Primary School and Cllr Edwards had been approached to find a candidate to fill the vacancy.

On discussion a suitable candidate was agreed.

**g) Speeding Traffic/Pensford Hill problems** - A discussion took place regarding this ongoing issue and the contents of a letter written by a resident living on Pensford Hill which was sent to B&NES asking for assistance in resolving the problems of traffic on Pensford Hill. It appears unlikely that Pensford would be able to have a bypass built therefore other ways of traffic calming have to be looked at. A suggestion to put to the Traffic and Safety department is to extend the 30mph limit up the hill past the Chew Magna junction which will help with a steady flow of traffic, and then narrow the A37 down to one lane of traffic into the village and one lane out of the village to the North and South side of the village. Contacts to put these points to are Wendy Lyneham of the Avon and Somerset Police Traffic and Charles Gerrish, Executive member of Planning & Highways.

**h) Bank Stabilisation Works - Wick Lane:** Many calls from concerned residents had been received in relation to these works as they appeared to be in excess of stabilisation works. The enforcement officer had been made aware of the situation and Highways had also been informed. A site visit was made by Highways who reported to be happy with works they had witnessed. However the enforcement department still await the submission of a planning application by the landowner in respect of the new access. Many issues in relation to planning enforcement have been raised it was

suggested that a meeting take place between Mr Heaford, Cllr Edwards and Charles Gerrish to tour the village and look at the issues in question. Planning enforcement will be discussed at the next PACT meeting.  
**Birchwood Lane:** Mr Watson reported cars parking at the lower end of Birchwood Lane late at night. It was suggested contact is made with Beat Manager Glenn Lord and also to telephone: 0845 456 7000 and log the details.

**6) Clerks Progress Report: Character Conservation Appraisals:** An email was sent to Jessica Hunnisett thanking her for attending the meeting in February with a list of all points raised.

**Highways: Birchwood Lane:** A site visit has been made by Colin Hudson to inspect Birchwood Lane along with the contractor who carried out the resurfacing works. In their opinion the exposure of the membrane is probably due to water run-off rather than vehicles. However the membrane needs covering and will be completed as soon as possible by the contractor.

**Caravan Ringspit Lane:** The caravan blocking the lane was subsequently set on fire, the enforcement team will deal with its' removal.

**Gullies:** Clerk has asked Highways how to obtain a map showing all gullies and their locations in the Parish.

**Chew Magna Parking Problems:** Chew Magna Parish Council reported that they have spoken to B&NES who have still had no response from one of the car park owners. Chew Magna Parish Council are pressing B&NES to make more visits to enforce the present parking regulations and are looking in the possibility of providing a second 'long stay' car park for those working in the village. Parking within the village centre is a topic which Chew Magna Parish Council remain concerned about and is regularly on their agenda.

**Telegraph Poles:** Clerk has spoken to S Toghill regarding the problem of posters on poles and posts. Clerk was informed that it is actually illegal to put up notices on poles. However B&NES do not have a specific department who deal with the removal of them.

**Speeding Traffic - Old Road/Publow Lane:** This problem has again been raised with Traffic & Safety. Traffic calming in the form of speed humps or a flashing speed limit sign has been suggested. Traffic & Safety will look at putting down speed counts in Publow Lane and Old Road. A site visit was suggested again to discuss these issues.

**Woollard Lane Sign:** A new sign had been put up which was also misspelt. Clerk has requested a new sign with the correct Woollard spelling.

**Old Road Sign:** This sign had been knocked down and clerk had requested a new one.

**Birchwood Lane:** Clerk had emailed Glenn Lord regarding the late at night activity down here. Rubbish left behind relates to the consumption of alcohol and the possible use of drugs.

**Community Facilities Survey:** Clerk has completed this survey and returned to B&NES. The information requested included details regarding community venues, recreation areas and Health Care facilities. All details collected help with the Core Strategy and the setting out of the long-term spatial vision and strategy for the district.

**Hursley Rise:** Following a complaint from the owner of Hursley Rise in respect of a considerable amount of rubbish being dumped in a field adjacent to this property a letter was sent to the owner of the field asking him to clear it up and remove from site.

**Planning & Enforcement:** Clerk reported that Enforcement have closed their files on 41 Hillcrest, storage of building materials and 3 Hillside Cottages alterations to create hard standing raising the front gardens and provision of a drop kerb.

**Brambledene, 5 Publow Lane - Log cabin in garden** Clerk informed enforcement that in order to put up this cabin approximately 20' of hedging was removed and a large tree taken down. The cabin is now situated 2'7" between where it stands and the kitchen window of the memorial hall not only intruding on the light into the hall but also believed to encroach onto Memorial Hall land by approximately 7'6". Mr Seymour had studied the file and land registry maps and following a discussion on this it was agreed that professional advice should be sought in relation to the land situation. Clerk reported that she had emailed enforcement and thanked them for the updates received and feedback given is always most helpful.

**Hinton Organics:** It has been reported that Hinton Organics have set up a separate unit operating on land next door to them which was vacated by Kelston Sparkes. Planning Enforcement are aware of the situation and are in touch with Angus Cunningham at Hinton Organics. The Parish Council were reminded that this is in Compton Dando Parish.

**Incoming Post:**

- a) The monthly newsletter was received from Avon and Somerset Constabulary.
- b) Membership renewal for Community Action had been received.

**7) Planning:**

**Applications to be looked at:**

**08/00542/FUL** Mr Page Railway Bungalow Bristol Road Dwelling and new garage Parish Council object to proposal although it is a house of merit. The proposal is adjacent to the historic Wansdyke therefore the Parish Council recommend an archaeological survey. The proposed property is very much larger than that it is replacing and the visual impact would be great. Concerns regarding the entrance and exit onto the A37 were expressed. There appears to be no consultation with neighbouring Amercombe House and Milestone Bungalow.

**08/00437/FUL** Mr A Arnold & Mr Bishop 3 Hillside Cottages Pensford Hill Construction of hard standing in front garden Parish Council support

**08/00392/FUL** Mr & Mrs Flexman Roundlands Farm Blackrock Lane New Dwelling Parish Council support, but recommend an archaeological survey. Question that the application refers to two dwellings Neighbour notification list does not show Greenfields being informed. Roof appears to be a very dominating feature of the proposal and do not like the use of the Bradstone Blocks.

**08/00612/CLPU** Hursley Hill Plantation, Hursley Hill Application for a Certificate of lawful development for proposed use of a log cabin Parish Council object Parish Council would like to see more details regarding the purpose of use for the log cabin and details in relation to required access to utilities such as water and drainage.

**08.00441/FUL** Mr James, Hillside House Pensford Hill Provision of pitched roof to flat roof extension and reduction in size of a single storey extension. Parish Council support

**08/00594/FUL** Mr Avery Hope Cottage Culvery Lane Pensford First floor extension to provide a bedroom Parish Council support Note that there is no supporting neighbourhood notification list

#### Outcomes:

**07/03141/FUL** Punch Taverns Travellers Rest Pensford Hill Replacement dining area and toilets following demolition of existing garage Permitted.

**08/00084/FUL** Mr Courtney 41 Hillcrest Pensford Detached garage and store room to rear (resubmission)

#### Appeal Outcome:

**07/00539/CLEU** Mr & Mrs Sivier Stoneycroft Woollard Lane Certificate of Lawfulness for existing use of land as curtilage incidental to the residential occupation of Stoneycroft. Withdrawn by the appellant

#### **8) Financial Matters:**

##### Payments to be authorised:

Mrs J Bragg	Clerk Salary February	480.55	
Mrs J Bragg	Clerk Imprest and Computer Ink Cart		33.40
D.C.M.Computers	Broadband Installation Clerks Computer	85.00	
Community Action	Annual Subscription	20.00	

##### Payments Received:

Allotment Rental	30.00
------------------	-------

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

**Priestdown:** It was reported that there is now a letterbox on the field where the Alpaca Farm is.

**Web Site:** The Parish Council did not wish to have their photographs added to the web site.

**Addressing Woollard:** A letter had been sent to Lyn Parfitt reporting that the majority of Woollard Residents agreed to recent proposals. A reply from Lyn Parfitt is awaited.

**Noise Monitoring Aircraft Noise:** Clerk to forward the results of this monitoring exercise to Paul Wareham

**Hursley Hill:** Residents have asked if the pathway leading to the junction of the B3130 near the bus stop can be cleared. Clerk to speak to Highways.

**Audit:** Mazars have been re-appointed as external auditor of accounts for the Parish Council.

**Keynsham & Chew Valley Partnership:** This is a new partnership which has been formed and minutes of the first meeting have been received. The next meeting takes place on 3<sup>rd</sup> April 2008 - Mr Heaford is to attend.

**St Thomas a Becket Church:** A planning application is anticipated with concerns regarding parking and the amenity land at the back of the church and the possible deconsecrating necessary.

**10. Notice of Future Meetings:**

**Patient Participation Group Meeting.**

Tuesday 11<sup>th</sup> March 7p.m. - 8p.m. Chew Stoke Methodist Church

PCAA Meeting 18<sup>th</sup> March 2008.

**DATE OF NEXT MEETING MONDAY 14<sup>TH</sup> APRIL 2008 AT 7.15p.m.**

**The Parish Councils AGM & Annual Meetings will take place on Monday May 12<sup>th</sup> 2008.**

**Clerk: Mrs J Bragg 01275 333549 Email: [braggs1@tiscali.co.uk](mailto:braggs1@tiscali.co.uk)**

**Parish Council Web Site: [www.publow-with-pensford-pc.gov.uk](http://www.publow-with-pensford-pc.gov.uk)**