

Clutton Parish Council

Minutes of the meeting held on Monday 19th May 2008 at the Village Hall at 7.30 p.m.

Action

Item

27/08 Present: Councillors M. Williams (Chairman), I. Button, B. Bailey, A. Parfitt, A. Marwood, S. Marwood, D. Phillips, L. Pickman, D. Veale, S. Willcox (Ward Councillor), D. Withers; Mr. F. Senogles (Clerk); Mr. S. Barran (minutes secretary); 8 members of the public.

28/08 Public Submissions:

1. The Chairman congratulated Cllr. Bailey on the completion of his degree course.
2. Pat Williams held aloft the fine glass rose bowl awarded by the Chelwood Rotary Club as a result of the Council's nomination.
3. Pat Williams thanked the Council for its donation towards the cost of the summer flower show.
4. Residents of Moorsfield called on the Council to object to the revised application for the development of the site behind nos 6 and 7 Moorsfield (see below) on the grounds that
 - a. it will exacerbate the already considerable parking problems in the cul-de-sac, by removing space which is currently used for car parking
 - b. there are badgers and slowworms on the site, contrary to the applicant's statement that there would be no wildlife implications of the development
 - c. contrary to the applicant's statement that the previous uses of the site were 'unknown', these uses are well known
 - d. the drainage in the cul-de-sac is already regularly blocked and this development will make this worse

29/08 Apologies for absence: Cllr. A. Hillier

30/08 Elections

1. **Chairman:** The Clerk took the chair and paid tribute to the work of Cllr. Williams through the 17 years that he had known him as Chairman of the Council. In reply, Cllr. Williams stated that they had been good years, despite some difficult times, and that the work of the Council had improved greatly since the establishment of the Sub-Committees; and thanked the members of the Council for their active support and regular attendance. The Clerk asked for nominations for the post of Chairman. Cllr. Ian Button was nominated by Cllr. Withers and seconded by Cllr. Bailey. There being no other nominations, Cllr. Button was duly appointed Chairman.
2. **Vice-Chairman:** Cllr. Button took the chair and asked for nomination for the post of Vice-Chairman. Cllr. Anthony Marwood was nominated by Cllr. Withers and seconded by Cllr. Parfitt. There being no other nominations willing to stand, Cllr. Marwood was duly appointed Vice-Chairman.

31/08 Minutes of the Meeting held on Monday 21st April 2008 were **approved**, subject to the following corrections:

1. Item 17/08: the minutes approved at the meeting were those of Monday 17th March 2008
2. Item 18/08 (Trees at top of Clutton Hill) Cllr. Pickman requested

that the minutes should note that Cllr. Willcox had questioned the accuracy of her report to the Council.

3. A typographic error at item 18/08, 9/08 d.
4. At Item 28/08 ii, 'Break' should read 'Brake'
5. The last two items should have been numbered 25/08 and 26/08
6. With regard to the latter item, part 1, Cllr. Willcox clarified that the application had been for 421 dwellings and a 200-bed accommodation unit.

32/08 Matters arising from the minutes:

18/08 Cllr Willcox displayed the BANES footpaths map, and undertook to get copies made for each member of the Council. He also displayed the historic Clutton footpath map, containing the records of village footpath surveys going back some decades. This is held by the Clerk and can be consulted by members.

SW

18/08 Trees at the top of Clutton Hill (top end of Cuckoo Lane): Cllr. Willcox reported that he had met with Spencer Toghill who, having taken some measurements, undertook to write to the property owners on either side of the top end of Cuckoo Lane to ask them to trim back the tree growth.

18/08 Smoking shelter at the Railway Tavern: The Clerk reported that there appears to be no progress. The Chairman reported that he will raise this among other examples of the failure of BANES to enforce planning regulations when he attends the meeting to be convened shortly by ALCA.

IB

18/08 Badger operations by the playground: The Clerk reported that the meeting with Adrian Coward is to be held shortly.

18/08 The old bath is (still) being dealt with.

20/08 Industrial Estate planning application: Cllr. Veale reported on an unproductive meeting with Sarah James, BANES planning officer, at which BANES were urged to impose the conditions discussed at the last meeting. Cllr. Willcox confirmed that he had asked for this application to be referred to the Committee.

22/08 (a 2) Inappropriate parking opposite Church Road. Nothing has been heard from the PCSO, but the problem has improved. It was agreed that the PCSO should be asked to feed back briefly on any action taken as a result of requests from the Council.

24/08 Cllr. Phillips reported that he had received a second quote for replacement of the play equipment at the playing fields, and had met with Andy Childs of BANES regarding the scheme for grant aid to parish councils. It was also reported that Dan Norris M.P. is encouraging parish councils to apply for some of the £2.5m of central government funding which is available for such purposes.

33/08 Finance:

A financial report and bank reconciliation was tabled. The lists of cheques which had been signed, and those due to be signed **were approved.**

The financial statement and bank reconciliation **were accepted** subject to the addition of the 294 shares.

34/08 Planning Sub-Committee Report:

Cllr. Marwood reported that

1. the sub-committee had considered applications for
 - a. the replacement of a garage and the erection of a rear addition at 1 Greenridge, and recommended approval. The recommendation was **agreed**
 - b. the erection of an addition at the side of Rickstone's, in

- Venus Lane, and recommended that the Council oppose this application on the grounds that it is an overdevelopment of the site and aesthetically unsatisfactory. The recommendation was **agreed**, with 3 abstentions.
- c. an alternative development at Moorsfield, involving one instead of two dwellings, and was unable to agree a recommendation. In discussion it was pointed out that some of the grounds of objection – such as the drainage and the need to keep the turning circle clear of vehicles – although real, are not planning issues, though others – such as loss of amenity – are. It was proposed by Cllr. Veale and seconded by Cllr. Withers, that the Council should oppose this application and ask Cllr. Willcox to require it to come before the Committee. This was agreed, with 2 abstentions. Residents undertook to attend the committee hearing. Meanwhile, Cllr. Marwood was asked to consider other issues which may be relevant, such as overlooking, and any matters raised in the appeal inspector's report
 - d. the erection of 6 houses on the Clovelly site at Greensbrook, and was unable to agree a recommendation, some feeling that the Council had now made it's point about piecemeal development, and should move on, and others that the Council should maintain a consistent line. Cllr. Veale proposed that the Council should oppose this application on the same grounds as before, and this was **agreed** by the casting vote of the Chairman, 3 having voted in favour, 3 against and 3 abstaining.
2. The Council had received notification that approval has been granted for the erection of a large barn with improved access road from the gate on the A37, in the field adjacent to the used van lot by the Warwick Arms. It was proposed, and **agreed** that the Council should write to BANES objecting to the creation of a roadway coming onto the A37 by the bus stop; pointing out that the consent is effectively permission for tipping on this field; questioning the future use of the barn for other purposes than agricultural; and complaining that the Council was not consulted before this application was determined.
 3. The BANES tree consultant had informed the Council that the removal of trees subject to preservation orders on the Clovelly site had been a 'genuine mistake' and BANES would be taking no action. It was **agreed** that the Council to write to BANES urging that appropriate punitive action be taken against the developer on the grounds that there is no point in having tree preservation orders if no action is taken against those who breach them.
 4. BANES have approved the application for the rear extension at 11 Maypole Close.
 5. He had learnt from Andrew Strange, acting for BANES, that the lack of information about the notification of neighbours in connection with planning application is now BANES policy. Cllr. Willcox undertook to find out whether this is the case.

SW

35/08 Correspondence

Mr. Senogles reported that he had received correspondence from:

1. Jeannette Bokacz regarding the smoking hut at the Railway pub.
2. Mike Weston of BANES regarding discussion about the priority

markings at the junction of Clutton Hill with King Lane affirming that the issue may depend somewhat on the outcome of the Industrial Estate planning application, and exploring alternative approaches to the discussion about the top end of Cuckoo Lane (or as he calls it, Scumbrum Lane).

3. The monitoring officer at BANES informing the Council of the transfer from the Standards Board for England to BANES of responsibility for investigating complaints about the conduct of members of the Council or of BANES.
4. Keynsham Town Council, inviting the Council to participate in the Chew Valley Partnership. It was **agreed** to let this lie on the table.
5. CPRE, regarding the anti-litter and fly-tipping campaign which CPRE is promoting.
6. Avon and Somerset police explaining how busy they have been and letting the Council know what it has been doing.
7. Handmade in Britain, informing the Council of an exhibition of handmade craft objects at the Assembly Rooms, Bath 20-22 June. The Chairman reported that the Council's nomination to the Chelwood Rotary Club had been successful. The Council expressed its delight at this news.

36/08 Highways

It was reported that

- a. There are potholes at
 - i. Hart's Lane, between Willow Farm and Cloud Hill Farm
 - ii. Some of the potholes in Clutton Hill have been dealt with, others are marked and await remedy.
- b. The hole in Church Lane made by BT is still there. Cllr. Withers undertook to speak to them about it when they come to finish work at Church Farm shortly. **DW**
- c. Large lorries are still being misdirected by SATNAV. It was reported that BANES have some contact with the SATNAV management companies, and Cllr. Willcox undertook to speak to the relevant officer. **SW**

37/08 Parish Council Vacancy

It was reported that no applicants had come forward. It was **agreed** that new adverts should be placed in the post office, and the local press and also that the parish magazine should carry and advert. It was reaffirmed that applicants must either live, work or own land or property in the parish.

38/08 Parish Plan

Cllr. Veale reported that the sub-committee would meet again on June 2nd to agree the text of the leaflet aimed at publicising the Council and seeking the views of residents. The leaflet is to be distributed in July. Cllr. Veale proposed that the sub-committee be authorised to spend up to £150 on the production and distribution of this leaflet. This was **agreed**. **DV**

The Council also **agreed** that two sets of goalposts should be purchased and installed at the playing field, using a budget of £1,000 for the purpose. The Chairman and Cllr. Phillips agreed to consult about sourcing the goalposts. **IB/DP**

39/08 Reports of Sub-Committees

1. **Footpaths:** Nothing to report.
2. **Village Hall:** The Chairman has been recovering from an

operation and the recent meetings have been poorly attended.

- 3. School Governors:** the School has just received approval for an application for BANES Seed Challenge funding for the multi-sports surface planned for the playground area, and for a landscaped seating area and new entrance gates.
- 4. Allotments:** One allotment appears not to be being cultivated. Cllr. Phillips agreed to monitor and to liaise with the Clerk.
- 5. Leisure area:** Cllr. Phillips was appointed as the Youth Club representative/liaison person. Cllr. Phillips reported that he had met with Paul Williams, who had expressed a wish to have more regular links with the Council. He also reported that there are gaps in the picket fence, which are potentially hazardous and need to be made good urgently. He had received one estimate out of three which he had sought, and it was **agreed** that this estimator should be asked to carry out the work.
- 6. Playing Field:** Nothing to report
- 7. ALCA:** Nothing to report
- 8. CPRE:** Nothing to report.
- 9. Flood Warden:** Nothing to report

DP

40/08 Other Business:

1. It was agreed that the next meeting should agreed the composition of sub-committees and the names of representatives/liaison persons. This information can then be included in the leaflet being prepared for distribution around the village.

Close: The meeting ended at 9.54 p.m.

Next Meeting Date:

The next meeting of the Council will be held on **Monday June 19th** and will commence at **7.30pm**