

# Clutton Parish Council

## Monday 20<sup>th</sup> June 2011 in the Village Hall

### **Submissions from members of the public**

1. A resident commented on the refusal of consent for drying bays at the Stowey Road depot. John White, agent for Barry Williams, made a presentation in respect of the planning application to be considered during the meeting. He pointed out that the location should be defined as 'Tinker's Brake'; he asserted that the application is consistent with national and local planning guidance, that it involves the removal of a 'static mobile home' which has been at the site for 10 years and its replacement by a log cabin, that it is required in support of an expansion of the applicant's business and livestock and to reduce the number of thefts at the site, that it would improve the visual appearance of the site, that it would provide accommodation for the applicant, and that it would not be seen from the access road. He affirmed that the business in question is the applicant's main livelihood.
2. Two residents raised the question of vehicle speeds and antisocial parking in The Mead/Rogers' Close. The Chair stated that the Police were seeking to deal with the matter, and that B&NES had been informed of the problem, but invited the speakers to write to the Clerk if they felt the Council could take further action. Cllr. Sparks invited expressions of interest in a Community Speedwatch scheme.
3. A resident urged the Council to permit her to continue to cultivate Allotment 10, when it considered this matter during course of the meeting.

### Minutes of the meeting of the Council

<b>Item</b>	<b>Action</b>
73/11	<b>Present:</b> Councillors A. Marwood (Chairman), D. Veale (Vice-Chairman), V. Adie, D. Adlington, B. Bailey, A. Hillier, J. Kettel, C. Mead, I. Myatt, A. Parfitt, D. Phillips, M. Williams; Cllr. Sparks (Ward Councillor); Mr. S. Barran (Clerk); 24 members of the public.
74/11	<b>Apologies and Absences:</b> Apologies were accepted from Cllr. Starr The Chairman welcomed the newly co-opted Parish Councillors Adlington and Kettel, and welcomed back Cllr.s Bailey, Mead and Phillips.
75/11	<b>Declarations of Interest:</b> The newly co-opted members of the Council signed their Acceptance of Office and Declaration of Interests.
76/11	<b>Minutes</b> of the meeting held on <b>Monday 16<sup>th</sup> May 2011</b> were <b>approved</b> , subject to amending the mis-spelling of Cllr. Sparks' name.
77/11	The Report from the Clerk was <b>accepted</b> .
78/11	<b>Other matters</b> arising from the minutes of the last meeting: Item 64/11, 1. Cllr. Parfitt confirmed that B&NES have marked up both the missing tarmac by the entrance to the Church car park and the pothole up Clutton Hill for remedial action.
79/11	<b>Finance:</b> The Clerk introduced his <ul style="list-style-type: none"><li>• Finance report</li><li>• Bank reconciliation</li><li>• Monitoring report</li></ul>

The Council **approved** the report. The Clerk was asked to contact Mr. Alexander about his unbanked cheque. The Council **approved** the granting of the contract for re-turfing an area of the Recreation Field to S. Burton, and the Clerk was asked to speak to P. Willcox about watering the turf when it has been laid.

Clerk

Clerk

80/11 **Sub-Committee and representations**

The Council made the following appointments for the current year:

**Planning Sub-Committee:** Cllrs. Marwood, Veale and Hillier

**Finance Sub-Committee:** Cllrs. Marwood, Veale and Phillips

**Council representative on the Village Hall Committee:** Cllr. Bailey

**Council representative on the Police Consultative Forum:** Cllr. Mead

**Trustees of the Clutton United Charities:** Cllrs. Kettel and Williams

**CPRE and Avon Wildlife:** Cllr. Myatt

**Play Area 'Monitor':** Cllr. Phillips

The Council considered the Clerk's recommendation that a Services Sub-Committee be appointed, to support the Clerk in managing the Council's services. The Council **approved** the recommendation, subject to the amendment that this sub-committee should also support the work of liaising with B&NES officers over their services, e.g. Highways, Street Lighting, flood control, etc. The following were appointed to the **Services Sub-Committee:** Cllrs. Marwood, Adie, Adlington, Myatt and Parfitt.

81/11 **Planning Sub-Committee Report:**

The Chairman reported that three applications had been considered by the committee:

1. *Development of a new dwelling at Churchlands, Greensbrook:* The Sub-Committee **recommended** that the Council oppose this application on the grounds that it is outside the current housing development boundary of the village. The Council **approved** the recommendation
2. *Development of a log cabin and removal of mobile home at Tinker's Brake (Batch Farm), Clutton Hill:* The Chairman declared an interest, ceded the chair to Cllr. Veale and took no part in the discussion which followed. The Council considered the following: that no consent has ever been granted for a mobile home at this site; that no convincing reason exists for the necessity of a dwelling at this site; that this is a site clearly within the Green Belt and no grounds exist for the creation of a permanent dwelling at this site; that if unconditional consent were granted it would be difficult to prevent a temporary dwelling subsequently being converted into a permanent dwelling; that there are no grounds for objection to the enlargement of agricultural buildings e.g. barns; that the proposed log cabin would, if permitted, be sympathetic to the location and blend with the landscape; that the Council is keen to see growth and stability in agricultural business in the parish. The Council **agreed** that it could **only** support this application **if the following conditions were imposed on the consent:** a. that the log cabin should be restricted to the footprint as shown and that no future expansion, either horizontally or vertically would be later permitted; b. that the consent should be subject to a permanent and indissoluble agricultural tie; c. that consent should never in future be granted for the replacement of the proposed log cabin by a structure in more permanent materials such brick or stone; and d. that consent should not be granted for the removal of the mobile home to another location at the site, or its

- replacement by another mobile home anywhere on the site.
3. *Development of a side and rear extension at 16 Maynard Terrace:* the Chairman resumed the chair, and reported that the Sub-Committee **recommended** that the Council not object to this application, **subject to** clarification that the side extension would not infringe the line of the existing public access along the side of the house.

The Clerk reported that he had received notification from B&NES of the following decision: *Low Cost Vans, Old Coal Yard Upper Bristol Road:* Permit  
 The Chairman reported that the B&NES Planning committee deferred consideration of the application in respect of Stowey Quarry, in order for further information to be provided. There was no indication that officers were seeking to get the contractor to pay for improvements to the junction of Stowey Road and the A37, or the strengthening of Stowey Road. It was **agreed** that the Clerk should write to B&NES re-stating the Council's concerns.  
 It was reported that there is concern at the working hours and activities at the industrial site next to the Leisure Area, and the Clerk was asked to find out what constraints or conditions were placed on the use of this site, and what activities are permitted.

82/11 **Contract for re-turfing an area of the Recreation Field**

This matter was dealt with under the Finance Report above.

83/11 **Tenancy of Clutton Allotment 10**

The Council considered the Clerk's report on this matter, and the pros and cons of permitting Ms. Perry to continue to cultivate Allotment 10 and **agreed** that the Clerk should repeat his offer to Mr. Perry of a new tenancy on Allotment 6.  
 The Clerk reported the current state of plans to increase the access to water at the allotments site, it was **agreed** that the Clerk (with the assistance of Cllr. Phillips, who undertook to help) should arrange for a contractor to dig the necessary trenches.

**Clerk**

84/11 **Correspondence**

The Clerk reported that

1. He had received a request from a resident of Lower Bristol Road for the Council's help in getting a speed limit imposed on the Lower Bristol Road going out of the village, on the grounds that it is a route to school without a pavement. The Clerk was asked to request that B&NES conduct a vehicle survey at this point.
2. He was seeking guidance from the Land Registry about the status of the right of way past along the top of the Play Area and at the rear 6A to 10 Moorsfield.

**Clerk**

**Clerk**

84/11 **Oral reports on Highways matters**

1. The Chairman reported that B&NES had undertaken to notify SATNAV providers of the roads within the parish which are unsuitable for heavy lorry traffic. It was agreed that the following should be listed: Station Road, Church Lane, Clutton Hill, Venus Lane, and Lower Bristol Road.
2. The Clerk was asked to chase B&NES about clearing litter from the lay by on the A37 at the Flat, and also to raise the matter of resurfacing which was meant to have been included when the A37 was recently resurfaced.
3. It was reported that the drain cover up Clutton Hill had been mended.

**Clerk**

**Clerk**

85/11 **Reports from Sub-Committees**

- 1. Village Hall:** The AGM had been deferred. A fan has been installed in the main hall.
- 2. Police Liaison:** Cllr. Mead reported that the Forum meeting will be held later this month.
- 3. School:** Cllr. Mead reported that the new Head Teacher will arrive in September.
- 4. Play Area:** The Clerk undertook to ask the editors of the Parish Magazine to insert a request for information about where the missing cradle swing has got to.

**Clerk**

87/11 **Agenda for the next meeting**

Cllr. Adie requested that the 'Urgent proposal' recently circulated be placed on the agenda for the next meeting.

**Clerk**

**Close: The meeting ended at 9.40p.m**