

Clutton Parish Council

Monday 17th March 2014 in the Village Hall

Submissions from members of the public

- A resident urged the Council to support the planning application in respect of Churchlands, Greensbrook, to be discussed during the meeting.
- Two residents complained at the Council's decision to more than double the size of the precept for 2014-2015.

Minutes of the meeting of the Council

Present: Councillors R. Naish (Chairperson), V. Adie, B. Bailey, S. Dagger, J. Fletcher, A. Hillier, P. Mullins, I. Myatt, D. Phillips, S. Piddock, A. Starr and D. Veale; Cllr. J. Sparks (District Councillor); Mr. S. Barran (Clerk); 8 members of the public.

Item		Action
33/14	Apologies, absences and declarations of interest No apologies had been received. Cllr. Naish declared an interest in respect of the matter of the proposed new footpath, to be discussed at Item 5. Cllr. Hillier declared an interest in respect of planning application No. 14/00549/OUT, also to be discussed at Item 5.	
34/14	The minutes of the meeting held on Monday 17th February 2014 were approved .	
35/14	Clerk's Report , which was previously circulated, was accepted. With regard to Notice boards , the Clerk was asked to get establish whether planning consent is required to affix a notice board on the outside wall of the village hall; and to purchase two notice boards from 'NoticeMe.org.uk' With regard to the lighting at the Leisure Area , it was agreed that no decision about allocating the cost of the works could be made until after the meeting with user groups arranged by the Chairperson for next Sunday. The Clerk was asked about the enforcement matters discussed at the last meeting, and he undertook to circulate the response which had been received from the B&NES Planning Department.	Clerk RN
36/14	Planning Working Group Report Cllr. Myatt reported that the Working Group had discussed the following applications: 14/00549/OUT Churchlands, Greensbrook: Erection of a two-bedroom cottage. The Working Party recommended that the Council oppose the application on the grounds that there is no noticeable difference between this application and that which the Council had previously opposed on the grounds that it would be a development in green field land and outside the housing development boundary and was refused consent by	

B&NES on these grounds. It was argued contrary to this that, notwithstanding these arguments, small single dwelling developments of this kind were exactly the kind of sustainable development the Council should be encouraging. By five votes to four with three abstentions, the Council **agreed** that the application should be supported.

14/00725/OUT Parcel 0050 Main Road, Temple Cloud: Erection of 10 dwellings. The Working Group recommended that the Council strongly oppose this application on the grounds that

- The site is well outside any HDB. Policy HG4 seeks to retain development within the HDB's. The development would detract from the open aspect of the farm land Policy BH.15 protects visually important open spaces.
- The site is in a prominent position running alongside the A37 linking Clutton and Temple Cloud. This area has an open rural aspect which would be destroyed by the building of these houses and the development would cause suburbanisation of this area.
- The site was previously used as a nursery garden and this land would be lost to agricultural production.
- The development would close the gap in housing development between Clutton and Temple Cloud which is against Policy BH16 which protects village buffers.
- The Design and Access statement 2.6 states that the development would "*Continue the ribbon development which has taken place gradually at the edges of the settlement along the A37 and diverging roads in Temple Cloud.*" Ribbon development was identified as thoroughly bad practice as far back as the 1920's and led to the Restriction of Ribbon Development Act (1935).

The Council, with one abstention, **agreed** that the application should be opposed.

14/00612/FUL Southway, Clutton Hill Erection of Stables (retrospective). The Working Group recommended that the Council object to this application on the grounds that it is a permanent structure located in the Green Belt and there contrary to Green Belt policies. The Council, by 8 votes to 1 with 1 abstention, **agreed** that the application should be opposed.

PROW Map Modification Order, Maynard Terrace: The Clerk reported that he had received a consultation copy of the application for an order to be made recognising the existence of a right of way across the field south of Maynard Terrace for which planning consent was granted to Curo last year. Cllr. Mullins declared an interest on the grounds that the proposed footpath would pass by his home. The application was made principally on the basis of user evidence. The Council **agreed** that the application should be supported.

The Clerk reported that the change of use to housing of the Methodist Church on Upper Bristol Road had been permitted and the application for a new access to the field off Upper Bristol Road had been withdrawn. Cllr. Myatt reported that he understood that the application for a dwelling in the garden of Windy Ridge, Upper Bristol Road, had been refused by B&NES.

37/14 **Progress Report on the development of the Neighbourhood Plan**

Cllr. Naish reported that the Steering Group plans to hold another general open consultation for people to consider the results of the work it has so far done. Cllr. Adie reported that the report on the Housing Needs Survey will very soon be placed on the new Neighbourhood Plan website.

38/14 **Placemaking Assessment**

Cllr. Naish reported that a 'Placemaking assessment' is a requirement of the Neighbourhood Plan process, even though Clutton already has more than its likely 'quota' of new housing consents, so that it is more of a question of setting the terms for future further development within the area on a longer-term basis. Cllr Adie added that before being submitted, the draft assessment would have photographs added to exemplify the points made in the assessment. The Council **approved** the submission of this assessment.

39/14 **Report from the Recruitment Working Party**

Cllr. Naish reported that the Working Party had interviewed four extremely strong candidates, of whom they felt they needed to re-interview two, and that they had selected Helen Richardson, who was present at the meeting and was introduced to the Council. It was explained that Helen would start work immediately to ensure a smooth handover from Stephen Barran, who would continue to be employed for another month, and would also compile the annual financial report and annual return in respect of the current financial year.

40/14 **Amendments to the Council's Standing Orders**

The Clerk reported that he had circulated a minor amendment to the draft amendments to the Council's Standing Orders tabled at the last meeting and recommended that the Council adopt this amendment, and asked that it then approve the whole document as an amendment to the Council's Standing Orders. The additional amendment was **agreed**, on the basis that the words 'will be invited' in the draft be deleted, and the whole document thus amended was **approved**. The Clerk was asked to check whether there is any limit to the number of vacancies to which co-options might be made at any one time.

Clerk

41/14 **Report from the Communications Working Group**

Cllr. Fletcher reported that the new website is now up and running. The Council congratulated him and the Working Group and thanked them for their work. Cllr. Fletcher reminded members that their photographs were needed for the website; and reported that arrangements had been made to provide the Chairperson, Vice-Chairperson and Clerk to have e-mail addresses via the new website., and that any other member of the Council could also have an e-mail address via the site. Cllr. Fletcher undertook to circulate a note setting out an 'idiots's guide to the options available to

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councillors.

It was agreed that 6-monthly payment of the administrator's fee would be preferable.

Clerk

42/14 Restoration of the Avenue

Cllr. Adie asked for this item to be deferred to a date in the new financial year.

Clerk

43/14 Oral reports on Highways matters

Cllr. Naish reported that a meeting has been arranged for April 1st with B&NES Highways officers to discuss the proposed traffic calming measures. It is to be hoped that the date is not significant.

Cllr. Sparks reported that, together with Cllrs. Adie and Myatt, he took B&NES leader Paul Crossley around the village so that he could understand the various issues in the village, including the traffic issues. In passing they were able to note (unable to not note!) the vile smell from the overflowing sewage from the defective/inadequate sewage treatment arrangements at the Sidings development.

Cllr. Adie reported that he had received complaints about overhanging hedge growth at a house opposite the village hall in Venus Lane, and at the house on the corner of Broomhill Lane and Station Road. The Clerk was asked to write to the owners to require them to cut this growth back.

Clerk

44/14 Oral reports from representatives of the Council:

Cllr. Phillips reported that the contractor for the hedge work at the allotment site had informed him that the work would be done this week.

45/14 Correspondence

The Clerk reported that he had received a request from the Social Club for consent for the holding of a Fun Day on the Recreation Field on Saturday July 12th. The Clerk was asked to write to give the Council's consent, subject to the same conditions as last year, with the additional requirement that there be no 'inappropriate displays' (e.g. pole-dancing) that might offend some visitors.

46/14 Report from the Ward Councillor

Cllr. Sparks reported that

- he had met with Cllr. Paul Crossley as reported earlier
- the petition about speeds on the A37 is to be considered by B&NES
- he is considering proposing a LibDem 'rural issues' group to help overcome an apparent 'urban bias' within the LibDem group.
- he wanted to learn the views of the Council about the proposed 'poppy planting programme' and if they are favourable, to hear ideas about where poppies might be planted within the parish.

47/14 Finance

The Clerk introduced, and the Council approved, the Finance Report, and

accepted the Bank Reconciliation and Monitoring report.

48/14 **Date of next meeting**

The Clerk explained that the date previously advertised for the next meeting of the Council and for the Annual Parish Meeting, should be altered to Thursday, April 24th, in recognition of the fact that the normal date turns out to be the Easter Bank Holiday. The Council **agreed** that the meetings should be held on **Thursday April 24th**.

Close: The meeting ended at 8.50 pm