

Clutton Parish Council

Monday 15th June 2015, 7.30pm in the Village Hall

Submissions from members of the public

- A resident said that the proposal for the erection of a detached dwelling at No2 Moorsfield was wrong for the character of the street and would change the street view. (item 83/15b)
- Another resident said that it was out of character as all the other houses are semi-detached and the proposed dwelling would be detached. There is very little detail in the application and it is not clear whether the materials would be in keeping with the rest of the street. The proposal would increase the density of the street and could make it really overcrowded. Neighbours two houses away from the development had not been notified. There is no mention of waste and recycling in the application. (item 83/15b)
- The drainage will be via the 4 inch pipe through No1's land and is not sufficient to service an additional property. (item 83/15b)
- Services are already stretched as residents of No1 and No2 are unable to take a shower simultaneously or water pressure and subsequently the temperature of the shower is affected. The proposal indicates that the problem will be increased by the additional dwelling on No2's land and tapping into services of no2. (item 83/15b)
- The off-street parking bays will reduce the amount of on street parking already used by existing residents due to the dropped curb. The street is already overcrowded. The junction of Moorsfield and Venus Lane is dangerous for pedestrians and this development would increase the amount of traffic using the junction. The proposed dwelling would block the natural light of the houses opposite and next door. (item 83/15b)
- The road is already full of cars, up to 30 cars in driveways and all available on-street places are regularly in use. (item 83/15b)

Minutes of the monthly meeting of the Parish Council

Present: Councillors R. Naish (Chair), B. Bailey, J Bush, I. Myatt, S. Piddock, and D Worskett; K Warrington (District Councillor) Also present: Mrs H Richardson (Clerk), S Dagger; and 18 members of the public.

Item	Action
80/15	Apologies were received and accepted from A Hillier, P Mullins, D Phillips, A Starr and D Veale. Declarations of interest were received from Councillor Brian Bailey for item 83d/15 and from Councillors Rosemary Naish and Sophie Piddock for item 83c/15, however they have been granted dispensation under Section 33 of the Localism Act 2011. It was reported that the Chair has received a letter of resignation from Councillor Vic Adie.
81/15	The minutes of the meeting held on Monday 20 th April 2015 and were approved.
82/15	Matters arising from last months minutes: -Jenny Bush will deputise Brian Bailey on the Village Hall committee. (65/15) -Volunteers requested to help dig a ditch by the path of the allotments to try to solve the issue of rain water running into gardens on Venus Lane. (74/15a). -Bristol Water investigated the water by the meter on the allotments and confirmed that the water was not chlorinated and therefore not from a leak and that it was likely to be a natural spring/aquifer.(75/15) -The contractor had been given the 'go ahead to fix the Cabin Steps and would liaise with Jenny Bush (76/15)

83/15 Planning

- a) 15/02208/COND, Tyne Depot, Stowey Road, Discharge of condition 1.
Even though comments are not invited the Parish Council agreed to submit a response as the Operational Statement provided is vague and effectively meaningless offering none of the details required by condition 1
- b) 15/01251/FUL, 2 Moorsfield: Erection of a detached dwelling.
The meeting adjourned to hear the public submissions detailed above. After discussion the Parish Council agreed to oppose this application as there is a lack of sufficient detail to establish whether this will be in keeping with the rest of the development. The services are already stretched and an additional dwelling would adversely affect the services for the nearby residents. The road could also become overcrowded.
- c) 15/02435/MDOBL, Parcel 0006 Maynard Terrace: Modification of planning obligation to reduce affordable housing to 33%.
The Council agreed to oppose the application as the large proportion of affordable housing was the only good feature of the original application. This must have been taken into account when the inspector considered the balance of benefit versus harm when considering the appeal as it was pushed as such a key feature of the development. No figures have been provided to support the claim that the project is unviable and there are still many unknown costs associated with the development. It was also pointed out that it was reported in the Somerset Guardian, that Curo have said that they will sell the land with planning permission and the purpose of this application therefore appeared to be to maximise the value of the land. It was also reported that Curo do not own the land and it is still registered with the previous owners.
- d) 15/02452/ADCOU, Batch Farm, Clutton Hill: Prior approval request for change of use from Agricultural Barn to Dwelling (C3)

The Barn is in the green belt, outside the housing development boundary and not a traditional stone barn but a steel framed construction. The Parish Council have previously opposed this proposal and they agreed that there was no reason to change this view.
- e) 15/02549/ADCOU, Greyfield Wood Farm: Prior approval request for change of use from Agricultural Barn to Dwelling (C3)

The Barn is a traditional stone built barn, currently in a state of collapse. The site is outside the green belt but is also outside the HDB. However, converting it to a dwelling would improve it. The Parish Council previously supported this application and agreed that they should not oppose it.
- 84/15 It was reported that further to the last Parish Council meeting the Clerk has written to B&NES highways to convey the level of feeling in the village that Option 2 for the proposed traffic calming measures should be progressed, however the Highways officer responded to say that it was no longer an option due to the average speeds taken from the speed survey taken in December but that an Option 4 could be developed which would be within the guidelines for the average speed recorded. The Parish

Council agreed that in order for this to progress, they would ask the highways engineers to develop an Option 4 that would include a gateway at the top of Station Road and bottom of Clutton Hill, an extension of the 20mph zone to the other side of the row of cottages on Lower Bristol Road, a build out/zebra crossing outside the school, and a different coloured virtual pavement.

It was also suggested that the speed limit on the access roads into Clutton should be addressed (currently 60mph) but that this should be approached separately so as not to delay or muddle the main scheme.

- 85/15 The Parish Council agreed to adopt the Parish Council Complaints procedure and Contact Form.
- 86/15 The monthly finance reports were tabled and accepted.
- 87/15 The end of year accounts and annual report to the external auditor were approved and the Parish Council agreed each section of the annual governance statement .
- 88/15 It was agreed that the Parish Council would express an interest in adopting the telephone box on Cooks Hill and that BT would then need to carry out a 90 day consultation with the planning authority. Clutton Playgroup have put forward a proposal to take over the phone box. Clerk
- 89/15 It was agreed that in order to protect the grass at the leisure area and to prevent parents parking on the grass, the grassed area would be temporarily cordoned off.
- 90/15 The ward councillor reported that B&NES expenditure over the next 4 years will be reviewed, as cuts need to be made, although they are looking at generating revenue streams.
A high level meeting is planned with Highways to discuss the junction between Clutton Hill and Maynard Terrace.
An update has been requested on any enforcement cases in Clutton.
Training sessions will be offered by the planning department to Parish Councils later on this year.
The Ward Councillors initiative (up to £2000) is available for one off projects.
- 91/15 The Parish Council considered an invitation from the horticultural society to participate in the Flower Show 2015, and agreed that the Parish Council should have a stand.
- 92/15 It was reported that the Neighbourhood Plan has passed inspection. and with a few minor changes should go to referendum.
- 93/15 The Clerk reported that the car park wall has been fixed, and the payment has been received from the drivers insurance company.
Clutton was the NALC Council of the week which included a write up on our digital improvements.
A reminder that training has been arranged for Monday 29th June in the

Village Hall. All councillors are requested to attend.
Rosemary Naish, David Worskett and Helen Richardson would be given training on Parish online on Friday 19th June.
Authorisation was given to trim trees on footpath on Lower Bristol Road, and on the A37 to keep trees clear of power lines.

Communication Stats – 106 Newsletter Subscribers, 80 Facebook likes.
Website (May14th – June 14th) 1218 sessions and 966 unique users.

Close: The meeting ended at 9.29pm