

Clutton Parish Council

Monday 18th Sept 2017, 7.30pm in the Village Hall

Public Submissions: a resident who is also a qualified chartered surveyor with over 25 years' experience expressed concern about CURO's seemingly cavalier attitude towards the ground conditions which exist on the proposed development site at Maynard Terrace and could cause significant problems to the development itself and neighbouring properties. The cottages are over 100 years old, with very shallow foundations and no cavity walls, so they would be at risk. A house built to modern standards (proper foundations/cavity walls with ties) would probably be OK. His full statement was submitted to the Clerk in writing. Another resident raised concerns regarding the fault running parallel to Maynard terrace, it's exact surface location is not known, but causes great risk to the stability of the neighbouring properties if disturbed by development activity and vehicle movement. His full statement was submitted to the Clerk in writing.

Minutes of the monthly meeting of the Parish Council

Present: Councillors R Naish(Chair), B Bailey, J Bush, S Dagger, A Hillier, I Myatt, A Parfitt, D. Phillips, , A Starr, D Veale, D Worskett, Cllr K Warrington (Ward Councillor) and Mrs H Richardson (Clerk); 13 members of the public

Item		Action
120/17	Apologies were received and accepted from S Piddock, and declarations of interest were received from R Naish (123/17)	
121/17	The minutes of the meeting on Monday 31 st July 2017 were approved.	
122/17	An update was received on the actions from the last minutes. Curo requested a photo of the blocked culvert by the Mead (100/17) The old shed on the allotments would be cleared by November (117/17).	
123/17	It was agreed that CURO should thoroughly understand the implications of the well documented Coal Mining Legacy, which lies beneath the site of the Maynard Development, before they start any work and it appeared that the Coal Board was the only authority that could control this. As suggested by a Parish Councillor, who is also a chartered Structural Engineer, they also haven't said what method of building construction they will be using and that cannot be established until the Coal Board has agreed the pre-construction phase. It was agreed that the Parish Council would raise all their concerns with the Coal Board, and should support residents, but should be careful that Parish Council communication with CURO didn't give CURO any way to opt out of their responsibility to the residents.	Clerk
Planning		
124/17a	17/03638/FUL: 16 Greenridge. It was reported that as the closing date for comments was between meetings the clerk had responded raising objections on the grounds of overdevelopment, overlooking and loss of privacy for neighbouring properties and lack of adequate car parking provision quoting CNP20.	
124/17b	17/04461/NMA: Parcel 0006 Maynard Terrace. It was reported that as the target decision date was prior to the date of the meeting the clerk had responded raising objections to the proposed changes, reducing accessibility requirement and abandoning the Code for Sustainable Homes standard.	

- 124/17c It was agreed not to comment on the revised information for 178/01454/FUL: Cooks Hill Garage as it did not change the Parish Councils original comment.
- 124/17d It was agreed not to comment on 17/03776/VAR: The Sidings proposing changes to Condition 18 and plots 6&7.
- 124/17e It was agreed that no further comment was necessary for 17/03025/FUL: 11 The Mead as the changes did not affect the Parish Councils original comment.
- 125/17 It was reported that a grant for £8980 had been received to pay for work associated with the Neighbourhood Plan and the professional Landscape assessment had commenced. The HELAA has still not been released from B&NES but we should expect to see 'significant sites' in Clutton.

Finance, Legal, HR, & Admin.

126/17 The monthly finance report was accepted

Clutton Parish Council			
Financial information for the meeting of the Council to be held on 31/7/17			
Cashbook balance reported at June meeting		£	47,351.21
plus Receipts since last meeting			
	£	-	
		£	-
less Payments since June meeting			
Cheques per June meeting	£	2,820.42	
D J Phillips Sportsground & Gard	£	299.40	Multi tool for Footpath Ranger
H Richardson (reimburse)	£	194.79	Stationary, IT Security & office
		£	3,314.61
Balance per Cashbook at 1/7/17		£	44,036.60
Receipts due	Allotment rent	100.50	
		£	100.50
Available before July cheques		£	44,137.10
Cheques to be signed on 31/7/17			
Salary Cheques	£	1,346.47	July
NEST	£	57.67	Pension
Philip Edwards	£	265.00	Footpath Clearance
ALCA	£	20.00	Cika Support Session
M Colliver	£	1,010.00	Replacing allotment fence
SLCC - Local Council Administrat	£	73.60	Book
Primrose Garden Maintenance	£	365.65	july Grass cutting
Primrose Garden Maintenance	£	318.00	Hedge trim and repair swing guard rail in play
RoSPA	£	88.20	Play Area Inspection
SSE Enterprise	£	111.25	Street Lighting Maintenance
Payman	£	77.40	Payroll Processing (May-July)
Aon	£	376.08	Insurance renewal
		£	4,109.32
Balance at bank after May cheques		£	40,027.78
less ringfenced			
Legal Fees		1600.00	
Painting Fence		450.00	
Planter & Plants		300.00	
External Audit Fee		300.00	
		£	2,650.00
		£	£37,377.78
Outstanding debtors	£	-	
Outstanding creditors			
Community Payback	£	360.00	
		£	360.00
		£	£37,017.78

- 127/17 An application for the Casual Vacancy was considered and Gareth Williams Clerk was co-opted onto the Parish Council.
- 128/17 It was reported that the closing date for the Village Operative had been Clerk extended for one month.

129/17 A grant application from the Cam Valley Arts Trail for £100 was approved to help fund art workshops at Clutton Primary School and the arts trail weekend workshops in November. Clerk

Highways, Rights of Way & Infrastructure

130/17 It was reported that following the meeting with highways officers on 13th July to look at the effectiveness of the traffic calming scheme, no progress had been made although more speed tests were planned.

It was reported key members of B&NES cabinet had met to look at the Maynard Junction on 7th August and they had agreed that the proposals should be re-examined, but nothing has been heard since.

CURO have submitted a non-material amendment to the design of the junction, but this in no way addressed the concerns acknowledged by those present at the meeting. The Parish Council would respond to the planning application emphasising that it was the responsibility of the highway authority to ensure the continuing safety of the residents and the independent RSA Stage 2 raised significant issues with the current design which must be addressed.

131/17 It was agreed that the Parish Council should consider revisiting the project to introduce a pavement on Venus Lane between Moorsfield and the Village Hall as it is a dangerous section of road to walk along, however concerns were raised about the commitment to ongoing maintenance and associated liability. It was agreed that a guide price for costs would be obtained, but more formulation is required in relation to how this would be paid for and the level of priority should be given. TS

Parks & Open Spaces

132/17 A proposal from a resident in relation to a small area of land near the playing field was considered. The resident had asked the Parish Council to not contend the resident in including the section of land within the boundary of their property. The area of Parish Council land had been fenced off at the request of the resident to give builders access through the back of their property during construction works and to protect children in the play area from the building site. After several years the building works are still incomplete and the area is still fenced off. As it is not within the Parish Council's power to give away land that would benefit a single residence, the Parish Council agreed that the resident should be informed that the original boundary would be reinstated as soon as possible, but we would consider delaying the reinstatement until their building work is complete, for the same reasons it was fenced off in the first place – if that is in the foreseeable future. A plan would be formulated return the piece of land to be part of the play area. Clerk/SP

133/17 It was reported that the vandalism was escalating and that the firepit in Station park has been destroyed. This has been reported to the police and a meeting with the police had been requested to discuss the best way address the continuing problem. A councillor volunteered to ensure that the remains of the firepit were safe. Clerk/SD

Community Engagement

134/17 The Community Engagement Policy was agreed & adopted.

Correspondence

- 135/17a It was reported that correspondence had been received from B&NES regarding the Electoral Review and the consultation was now open.
- 135/17b A resident had reported that there were overhanging hedges at the top of Church Lane and Brambles. This is the responsibility of land owners and so everyone should ensure they are cutting back their own boundaries, if problems persist they will be reported to B&NES. The same resident requested that the Parish Council Footpath Ranger should remove posters that are on lampposts and are out of date. It was agreed that it was not appropriate to be part of the Footpath Rangers role, but should be included in the Village Operatives responsibilities. Prior to the appointment of the Village Operative, Parish Councillors would be mindful of out of date posters and remove them if they see them.
- 135/17c It was reported the Government Litter Strategy had been received from ALCA and that it should be considered
- 135/17d It was reported that the Bath Air Quality Action Plan was currently in consultation and that there was a pocket of particularly bad Air Quality nearby at Temple Cloud.
- 136/17 The Ward Councillor reported that new wheelie bins would be delivered to residents, starting from next week in time for the planned changes to waste and recycling collections in November. There is still time to apply for the remaining funds within the Ward Councillors Initiative. Following on from last months report of the severe budget constraints within B&NES – statutory services within Children’s services and Adult Social Care, now accounted for 81% of the Councils total budget, therefore all savings had to be made from the 19% of the budget that provides all other services. These cuts will be drastic and effect all residents and there is pressure on all departments to cut non-essential work. Engagement with residents will be taking place to manage expectations and also establish priorities in terms of the services offered by the district authority. Residents should be directed to the article on P14 of the B&NES Together Magazine – *‘Facing up to the Financial Challenge’* as it’s a good explanation of the size of the challenge. A series of Connecting Communities forums will be held in November and December where residents can have their say
- 137/17 It was reported that people on the allotment waiting list were being contacted and that it was thought that there would not be a requirement to cover vacant plots with black sheeting as they should be all taken.
- 138/17 The Clerk reported that the carpet in the play area had been repaired by Roger Sims free of charge and a letter of thanks had been sent to him. A section of road at the end of Flatts Lane would be closed from 18th September – 12th October, but the diversion was small around the other fork of the road. The Clerk had asked for an update from B&NES regarding the overgrown hedge at the junction of Marsh Lane & Temple Inn Lane. The Local highways inspector had cut back the worst of the hedges on the visibility splays,

Clerk

however this was the responsibility of the Landowner.
The Clerk had requested the mechanical sweeper to clear the hay which had been dropped in Station Road, and also complained about the regrowth of weeds along the side of the road.
The Clerk has also reported locked gates on the public footpath CL6/36 (Marsh Lane) to the B&NES Public rights of way officer.
B&NES have confirmed that most of the CURO development will be on a new road called Greville Road(plots 14-36)Consultation is continuing on plots 1-13.

Communication Stats: 168 Facebook Likes,

Close: The meeting ended at 9.25pm