

FALFIELD PARISH COUNCIL

Minutes of the Council Meeting held on Wednesday 3rd January 2018 at 7.30 pm at Falfield Village Hall

Present: Parish Councillors: Miss E. Jarvis, Mrs M. O'Connor, Mr K. Fryer and Mr A, Gregory.

In attendance: Mr J. Carpenter (Clerk) and 3 members of the public.

Minute Ref	Contents	Action
828/18.0.	Apologies for Absence Apologies were received and noted from Cllr Stanley.	
829/18.0.	To Receive Declarations of Interest in Items on the Agenda & Dispensation Requests. <i>(If any) in accordance with Local Code of Conduct to receive any declaration of disclosable pecuniary or non-disclosable pecuniary interests and to consider and grant dispensation requests.</i> NONE	
830/18.0.	Public Participation None	
831/18.0.	Planning Applications	
18.1.	PT17/5366/F. Land off Sundayshill Lane, Falfield GL12 8DQ. Creation of new vehicular access and erection of gate (retrospective) Cllrs AGREED to submit comments and observations to the planning officer. The Councils comments and observations are appended to these minutes	
18.2.	PT17/5662/F. Elfin Cottage, Iron Hogg Lane, Falfield GL12 8DU Erection of 1 dwelling with new parking and associated works. Cllrs RESOLVED to OBJECT to this application. The Councils objections are appended to these minutes.	
832/18.0.	West of England Joint Spatial Plan (JSP) Consultation document. It was proposed by Cllr Jarvis, seconded by Cllr Gregory and RESOLVED unanimously to adopt the response presented at the meeting as the Parish Councils reply to the Joint Spatial Plan consultation.	Clerk
833/18.0.	Minor items Raised by Members for future agenda	
18.1.	Cllr O'Conner requested that the money previously set aside for flowers on the green in Orchard View should be an agenda item at the next meeting	Clerk
18.2.	Cllrs also agreed that future use of the concrete planters located at the entrance to the 30mph on the A38 at either end of the village should also be an agenda item.	Clerk

Date of Next Meeting: Tuesday 16th January 2018 at 7.30 pm

This concluded the business of the meeting which finished at 9.20 pm

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**831/18.1. - PT17/5366/F. Land off Sundayshill Lane, Falfield GL12 8DQ.
Creation of new vehicular access and erection of gate (retrospective)**

The Parish Council are disappointed that this is a retrospective application, as it removes parishioners' opportunity to comment on the location of the access. If the 'as built' location is deemed acceptable in highway safety terms by South Gloucestershire Council, please can we request that the following is taken into account?

- 1) That the first part of the access is surfaced in a bound material to minimise loose debris transferring onto the Sundayshill Lane road surface. (The surface finish proposed on the forms is just loose road planings)
- 2) That adequate visibility splays are provided and maintained as it is located at a bend in the road.
- 3) Vehicle movements - due to the width of the road at the access point being only approx. one vehicle width the turning circle into and out of this access is such that the grass verge and bank on the opposite side of the road will become further eroded which in time could result in the loss of the hedge which sits on the top of the bank. We note that some road planings have recently been laid on the opposite side of the road and our comment in item 1) is also applicable here.

**831/18.2. - PT17/5662/F. Elfin Cottage, Iron Hogg Lane, Falfield GL12 8DU
Erection of 1 dwelling with new parking and associated works.**

- 1) The development site lies outside of the parish settlement boundary in open countryside.
- 2) This location is unsustainable due to its limited public transport, having no mains gas, sewerage services or reliable broadband and reliance on a car to access employment, schools, health services, shops and leisure facilities.
- 3) The application site is a garden area with trees and shrubs beside Iron Hogg Lane. Five existing dwellings are clustered around it and they look directly towards this site which offers an attractive area of green space. The outlook of these properties will be significantly impacted and changed by the construction of a dwelling on this site.
- 4) The property will overlook neighbours properties, i.e. window to window and window to private garden amenity space.
- 5) There is one passing bay/ turning head for vehicles into Iron Hogg Lane. (On the "Application Site Plan" and "Combined Proposed Plan" submitted with the application the bay is shown within the curtilage of the property which does not appear to be within the ownership of the property). It is used for visitor parking and by delivery drivers so that they do not block the lane whilst stationary. The proposed vehicular access into the site passes across this bay, meaning visitors will not be able to park here without blocking cars in on the proposed driveway. There is no other provision for visitor parking within Iron Hogg Lane. There is no replacement visitor parking indicated on the proposed plans.
- 6) There is no mains foul sewer available. We note the comments submitted by the South Gloucestershire Council Drainage and Flood Risk Management Team dated 19th December 2017 stating that foul water "Package Treatment Plants must be located 10 metres away from any watercourse and structures including the public highway". This requirement cannot be complied with as there is no available external space within the site that is further than 10 metres from the proposed dwelling, neighbouring dwellings and garage structures and the edge of the public highway of Iron Hogg Lane. Not complying with this requirement may cause odour and overflow nuisance to future occupants and/or neighbours.
- 7) There is no mains surface water sewer available. We note that the applicant has indicated on their forms that they will dispose of surface water via soakaways. The Building Regulations state that soakaways should not be built "within 5m of a building or road". This requirement cannot be complied with as there is no available external space within the site that is further than 5 metres from the proposed dwelling, neighbouring dwellings and garage structures and the edge of the public highway of Iron Hogg Lane. Not complying with this requirement may increase the flood risk to future occupants and/or neighbours.
- 8) No details have been submitted on how the existing road drainage pipe/culvert which is connected to the open gully in Iron Hogg Lane and is presumed to pass directly under the application site will be diverted or protected both during and after the building works. A survey needs to be carried out to determine the position and condition of this pipe and appropriate actions taken to ensure that it is not removed or "stopped up". Damage to this pipe may increase the flood risk to future occupants and/or neighbours.
- 9) In light of the above, the Parish Council question the standard response made by South Gloucestershire Council, Dept. for Environment and Community Services in which the Flood Risk Management Team (Engineering Group - Street Care) has no objection in principle to this application and ask that they look at this application in more depth. Local knowledge can confirm that, due to the high water table, the area is susceptible to localised flooding.