

FALFIELD PARISH COUNCIL

Minutes of the Council Meeting held on Monday 20th February at 7.30 pm at Falfield Village Hall

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

In attendance: Mr J. Carpenter (Clerk), Ward Councillor: Cllr John O'Neill, and two members of the public.

Minute Ref	Contents	Action
683/17.1	Apologies for Absence There were no apologies	
684/17.1	To approve the minutes of the last meeting held on 17th January 2017. It was proposed by Cllr O'Connor, seconded by Cllr Stanley and RESOLVED that the minutes of the meeting held on 17 th January be signed as a correct record.	
685/17.1	To Receive Declarations of Interest in Items on the Agenda & Dispensation Requests. None	
686/17.1	Local Police Report The Clerk read out the Police Report which had been received from PC Natalie Jones in which she reminded residents of a recent spate of burglaries that had occurred in the Thornbury area. The report went on to urge individuals to lock all doors; make sure that exterior doors are solid doors in good condition with a strong frame with a five lever mortice lock. Never leave valuables on display and to invest in plug in time's for lights and radios to give the impression that people are at home. The reported ended with confirmation that the next beat surgery was to be held at Wyevale Garden Centre on Wednesday 29 th March between 2pm and 3pm.	
687/17.1	Public Forum Nothing raised by members of the public.	
688/17.1	District Councillor's Report Ward Councillor O'Neil confirmed that, following the refusal against the Cotswold Homes application for 115 house and a Park & Share, the applicant had confirmed that they would be appealing. The developer has six months in which to lodge an appeal which could take the form of a hearing or an enquiry; the former taking between two to three days to complete and the latter around two weeks. It was his hope that it would take the form of a hearing which was more informal than an enquiry. Based on recent appeals Cllr O'Neill believed that there is a strong case for the refusal to be upheld in that the lack of a five year housing shortfall cannot be used as the sole reason to allow a decision in favour of the applicant. Any appeal would be conducted by a Planning Inspector appointed by the Planning Inspectorate who will look at the appeal objectively.	
689/17	To discuss the proposition from Rockhampton PC to form a "Joint Parishes Working Group"	
689/17.1	The Clerk informed Cllrs that he had written to the Clerk of Rockhampton Parish Council following their last meeting indicating that the Council were in general agreement that it would be beneficial, enquiring what feedback had been received from other parish councils. No response had been received to date.	Ongoing
689/17.2	Cllrs agreed that going forward copies of council agendas and minutes should be sent to adjoining Councils so that they were aware of any issues which may be of interest or of a common thread.	Clerk

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690/17	<p>Planning Matters Applications decided:</p>																	
690/17.1	<p>29/02/16 - PT16/0770/O - Land At Heneage Farm Moorlade Lane Falfield Wotton Under Edge GL12 8DJ Change of use and development of agricultural land to provide up to 115 dwellings with associated access, parking, hard/soft landscape works, public open space, and drainage, together with development of a 'Park and Share' facility for up to 100 cars (Outline) with access to be determined. All other matters reserved - REFUSAL</p>																	
690/17.2	<p>29/10/16 - PT16/5345/RVC - The Cornfields Gloucester Road Whitfield South Gloucestershire GL12 8ED. Variation of condition 3 attached to planning permission PT10/3362/F to enable agricultural vehicles to use access driveway. – REFUSAL</p>																	
690/17.3	<p>Applications received since last meeting 23/01/17 -PT16/6821/F - Sundays Hill House Sundayshill Lane Falfield Wotton Under Edge South Gloucestershire Erection of single storey side extension to provide additional living accommodation. – NO COMMENT BY COUNCIL</p>																	
690/17.4	<p>06/02/17 - PT17/0545/PN1 - Falfield BT Exchange, Mill Lane, Falfield, GL12 8DH Erection of 1no. 15 metre mast with 3no. Integral antennas. 1no. Dish antenna and associated radio equipment cabinets with associated works. After discussion Cllrs unanimously agreed to make NO COMMENT but agreed that residents in the vicinity of the BT Exchange should be made aware of this application. Cllr Jarvis offered to undertake this.</p>	CLLR JARVIS																
690/17.5	<p>Details of all new, current and determined applications are listed at the end of these minutes.</p>																	
691/17	<p>Financial Matters To note receipts.</p>																	
691/17.1	<p>The Clerk informed Cllrs that the following receipts had been received: National Savings and Investment account had received its annual interest in January which totalled £35.85 along with a refund of £970.83 from South Glos Council In relation to the overcharging of the cutting of grass on the village green between 2008 and 2015.</p>																	
691/17.2	<p>To approve the following payments It was proposed by Cllr Stanley and seconded by Cllr Gregory and RESOLVED unanimously to approve the following payments</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Details of payments due</th> <th style="text-align: right;">Nett</th> <th style="text-align: right;">VAT</th> <th style="text-align: right;">Gross</th> </tr> </thead> <tbody> <tr> <td>Mr J Carpenter – Clerk’s February Salary</td> <td style="text-align: right;">205.32</td> <td style="text-align: right;">0.00</td> <td style="text-align: right;">205.32</td> </tr> <tr> <td>H.M.R.C. PAYE – February payment</td> <td style="text-align: right;">137.20</td> <td style="text-align: right;">0.00</td> <td style="text-align: right;">137.20</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">342.52</td> <td style="text-align: right;">0.00</td> <td style="text-align: right;">342.52</td> </tr> </tbody> </table>	Details of payments due	Nett	VAT	Gross	Mr J Carpenter – Clerk’s February Salary	205.32	0.00	205.32	H.M.R.C. PAYE – February payment	137.20	0.00	137.20	Total	342.52	0.00	342.52	
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691/17.3	<p>To Note the 2016/2017 Budget & Payments/Receipts Statement. The Budget & Payments and Receipts Statement which had been circulated to Cllrs before the meeting was noted and signed by Cllr Fryer.</p>																	
	<p>Monetary Assets</p>																	

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691/17.4	The Clerk advised Cllrs that the NatWest current account contained £8,492.23 and the NS&I Savings £6,003.00.	
691/17.5	To approve Cllrs Stanley and Gregory as authorised signatories on the Parish Council Bank Accounts. It was proposed by Cllr O'Connor and seconded by Cllr Jarvis and RESOLVED that Cllrs Veronica Stanley and Andrew Gregory be added as authorised signatories on the Parish Council's NatWest Current Account.	ONGOING CLERK
691/17.6	Appointment of Internal Auditor (IA). The Clerk updated Cllrs on the search for a new IA. The Clerk made Cllrs aware that indemnity insurance is not mandatory, but is a question of risk. If someone without Indemnity Insurance is deemed competent as an IA and the council is willing to accept that they cannot seek compensation, should poor advice be given by the IA (remember there is no compunction to accept any advice given), then there is no reason why Indemnity Insurance is required. The Clerk has made contact with someone who is willing in principal to undertake the duties of an IA but does not have any insurance. However the Clerk was waiting on that individual's response once they have studied the internal audit specification.	NEXT MEETING
691/17.7	Council will need to resolve this issue at their next meeting in order not to impede the financial year end timetable.	
692/17	Highways Matters	
692/17.1	To receive the following feedback: Condition of paving on the pavement running alongside the Village Green wall. Streetcare ref: 559224 This is still an outstanding issue.	CLERK TO FOLLOW UP
692/17.2	Condition of verge along the southern side of the B4509 between M5, junction and A38 (Public Participation November 2016). This has still not been completed. Ward Councillor O'Neill offered to take the issue up with Assistant Engineer, Rob Wiltsher, who had responded to the initial request from the Clerk.	WARD CLLR O'NEILL TO FOLLOW UP
692/17.3	Potholes in Moorslade Lane. (Public Participation January 2017) Following a request to Streetcare the necessary repairs had now been completed.	
692/17.4	Condition of the verges in Sundayshill Lane. Cllr Stanley stated that she was concerned over the condition of the verges in the Lane which were being chewed up by large vehicles.	
693.17.1	Asset Inspection Report. The Clerk advised Cllrs that work on the removal of vegetation on and around three bus shelters would be completed by Leyhill Prison Working Party on Friday 24 th February 2017.	
694/17.1	Annual Spring Clean The Clerk had contacted the Booking Secretary for the Village Hall requesting available dates on a Saturday morning between April and May to use the village hall as the base for the Annual Spring Clean. Once a date has been agreed the Clerk would make the necessary arrangements required with South Gloucestershire for the supply of litter picking equipment.	CLERK
695/17	Reports from Councillors	

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695/17.1	Falfield Village Hall – Cllr O’Connor stated that a number of Committee members had indicated that they would be standing down from the Committee. In order to try and get new members the AGM in April will be held in The Huntsman.	
695/17.2	Community Engagement Forum 16th Feb Cllr Fryer attended the last forum and gave his report to fellow Cllrs in which he reported the following: A total of 25 attendees Talk on Neighbourhood Watch – Co-ordinator Trevor Wilmott Avon & Somerset Fire & Rescue reported 132 incidents Yate Fire Station will shortly be going to a retained service at night. Council Tax for 2017/18 will increase by 4.99% Wickwar representatives were complaining about the delays and disruption due to cabling work being undertaken by Virgin. Cllr Fryer also noted that an interesting talk given by Dick Whittington the Rural Advisor, West of England Rural Network	
695/17.3	Speed Checks - Cllr Fryer questioned whether it would be beneficial to have speed checks undertaken through the village especially between the South Gloucestershire and Gloucestershire border.	
695/17.4	At this point the Chair suggested that it would be a good idea to invite Dick Whittington to a council meeting. Cllrs agreed that it would be appropriate to invite him to talk at the Councils Annual Parish meeting in May. The Clerk was instructed to make enquiries.	CLERK
695/17.5	Meeting with the Governor of HMP Eastwood Park 30th Jan See attached report on page:	
695/17.6	Mike McBrien confirmed that the soap making project which has been in existence for some time will move from class status to industry status which would allow production to increase. Some Cllrs requested to be supplied with an order form in order to purchase fresh soap.	
696/17	Correspondence	
696/17.1	Launch by Police of the Rural Crime Text Number 818190 (email) Details to be posted on Parish Notice Board	CLERK
696/17.2	Letter from Democratic Services confirming that no request had been received by the Returning Officer for the Casual Vacancy, and that the Council were now at liberty to fill the vacancy.	
696/17.3	Email from Rob Garnham (Mediation Planning) requesting a copy of the minutes of the meeting between the Parish Council, Mediation Planning and Tortworth Estate. Cllrs had no objection and instructed the Clerk to forward the minutes.	
696/17.4	Email from John McCormack, Monitoring Officer & Head of Legal, Governance and Democratic Service, SGC in response to Parish Councils letter dated 27 th January. See January meeting minute ref 671/17.	
696/17.5	Email from Charfield Parish Council offering “Good Councillor” training organised by ALCA. – Any Cllr interested should contact the Clerk.	

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Chairs Signature _____ Dated: 21/03/17

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696/17.6	Letter from Environment Agency providing literature in connection with the consultation on the Hitachi-GE's UK Advanced Boiler Water Reactor which is proposed for Oldbury on Severn's next Nuclear Power station.					
697/17	Consultations					
697/17.1	South Gloucestershire Local Plan (SGLP) – Closing Date: 23rd February 2017 Cllrs discussed the SGLP 2018 – 2036 prospectus and unanimously agreed on the following responses.					
697/17.2	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: left;">Question</th> <th style="width: 50%; text-align: left;">Response</th> </tr> </thead> <tbody> <tr> <td> <p>Q1. We are keen to know what cross boundary strategic matters neighbouring authorities, government agencies etc. would like to engage with us on and which methods of engagement would best suit.</p> <p>Q2. Are the key priorities identified in paragraph 3.8 and in Topic Paper 1 the right key priorities for the South Gloucestershire new Local Plan to tackle up to 2036?</p> <p>Q3. Have you any comments on what should be included in the visions for any of the following areas:</p> <ol style="list-style-type: none"> 1. Overall vision for the whole of South Gloucestershire 2. Urban areas in the north and east of Bristol 3. Yate & Chipping Sodbury 4. Thornbury </td> <td> <p>Falfield Parish is on the boundary with Gloucestershire County Council and Stroud District Council Their decisions on development, highways and public services are as relevant to us as those of South Gloucestershire Council. The impact of any development north of South Gloucestershire needs to be taken into consideration as well as that of Highways England in relation to the M5/J14 motorway.</p> <p>Section 5.3 and Topic Paper 1 “Local Plan Key Priorities”. The key evidence base in this section should also include the south west regions agricultural land classification maps. Higher quality agricultural (Grades 1, 2 & 3) should be protected to provide food and non-food crops for future generations. Lower quality agricultural land, i.e. grades 4 (poor) and 5 (very poor) should be considered for re-use allocation first.</p> <p>Section 5.5 (Call for Sites). Landowners and developers should not be allowed to “call the shots” in deciding which land should be considered. This should be a strategic process and not a piecemeal process depending on what may or may not crop up under the call for sites.</p> <p>As a Parish Council we can only provide comment on our own area of Falfield Parish which is a rural parish. The innovative transport solutions referred to in the SGLP prospectus is too vague. A recent planning application for large scale development in the village was refused on the grounds that the proposed development was unsustainable due to the location of the site</p> </td> </tr> </tbody> </table>	Question	Response	<p>Q1. We are keen to know what cross boundary strategic matters neighbouring authorities, government agencies etc. would like to engage with us on and which methods of engagement would best suit.</p> <p>Q2. Are the key priorities identified in paragraph 3.8 and in Topic Paper 1 the right key priorities for the South Gloucestershire new Local Plan to tackle up to 2036?</p> <p>Q3. Have you any comments on what should be included in the visions for any of the following areas:</p> <ol style="list-style-type: none"> 1. Overall vision for the whole of South Gloucestershire 2. Urban areas in the north and east of Bristol 3. Yate & Chipping Sodbury 4. Thornbury 	<p>Falfield Parish is on the boundary with Gloucestershire County Council and Stroud District Council Their decisions on development, highways and public services are as relevant to us as those of South Gloucestershire Council. The impact of any development north of South Gloucestershire needs to be taken into consideration as well as that of Highways England in relation to the M5/J14 motorway.</p> <p>Section 5.3 and Topic Paper 1 “Local Plan Key Priorities”. The key evidence base in this section should also include the south west regions agricultural land classification maps. Higher quality agricultural (Grades 1, 2 & 3) should be protected to provide food and non-food crops for future generations. Lower quality agricultural land, i.e. grades 4 (poor) and 5 (very poor) should be considered for re-use allocation first.</p> <p>Section 5.5 (Call for Sites). Landowners and developers should not be allowed to “call the shots” in deciding which land should be considered. This should be a strategic process and not a piecemeal process depending on what may or may not crop up under the call for sites.</p> <p>As a Parish Council we can only provide comment on our own area of Falfield Parish which is a rural parish. The innovative transport solutions referred to in the SGLP prospectus is too vague. A recent planning application for large scale development in the village was refused on the grounds that the proposed development was unsustainable due to the location of the site</p>	
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	<p>5. Severnside 6. Rural areas</p> <p>Q4. Is the draft structure the most appropriate approach?</p> <p>Q5. Do you consider the approach to combining policies and the range of policies identified is appropriate to address the land use issues facing South Gloucestershire</p> <p>Q6. Are there other policies that are needed to address the land use issues relevant to South Gloucestershire?</p> <p>Q7. As part of this consultation additional sites and evidence supporting their deliverability can be made using the online response form available from www.southglos.gov.uk/callforsites</p> <p>Q8. Do you have any comments on the methodology used to construct the Sustainable Access Profiles? For example comments on the approach to defining the range of key services and facilities, assessing walking and cycling and public transport access.</p>	<p>and its distance to available services, facilities and employment and the high reliance on the use of the private motor car. Going forward the Parish Council believe that this position would remain unchanged.</p> <p>Falfield Parish Council believe that the prospectus is too long and contains no real substance</p> <p>As a small rural Parish Council we are not policy makers or qualified to understand all the policies. We are more concerned on what policies have been left out of the prospectus, for example agriculture and health than those that are identified.</p> <p>As mentioned in Question 2 there is no mention of an agricultural policy</p> <p>Please refer to our site specific comments in relation to the following:</p> <ul style="list-style-type: none"> • Parish Councils response to the JSP (copy attached, pages 5 to 13) • Parish Councils response to Planning application Ref: PT16/0770/O (copy attached, pages 14 to 21) which was refused by South Gloucestershire Planning Committee on the grounds that the application was unsustainable. <p>What criteria has been used to decide where will be profiled, where there is no settlement boundary. We note that some local areas have been missed out, e.g. Tortworth and Leyhill and yet other small hamlets such as Latteridge, Hill and Rockhampton have been included.</p> <p>Although the importance for access to Superfast Broadband has been reduced in importance as a result of a consultation in 2015 Falfield Parish Council believe that as a rural parish it is important to have Superfast Broadband in order to be able to communicate to the wider world. The sustainability profile for Falfield is misleading in that it states that Superfast Broadband is available to the Village which</p>

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	<p>Q9. Do you have any comments on the findings and detail of individual Sustainable Access Profiles? E.g. are certain key services and facilities included which should not be, or are others missing?</p> <p>Community Engagement Review 2017 The Chair reminded Cllrs that responses to this online review need to be completed by 28th February 2017.</p>	<p>is incorrect with less than approx. 10% of the parish able to access this facility The location on the map for the Community Centre for Falfield is incorrect. The Parish Council would also question whether Falfield Village Hall could be considered a Community Centre as it is not open on a regular basis. Also Falfield Parish Council does not believe that Falfield Cars (now known as Happy Auto's Ltd) can be classed under the heading of a "Comparison Store" within its current footprint.</p>

Date of Next Meeting: Tuesday 21st March at 7.30 pm

This concluded the business of the meeting, which closed at 9.40 pm

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APPENDIX. MINUTE 673/16.1 CURRENT STATUS OF PLANNING APPLICATIONS SINCE LAST PARISH COUNCIL MEETING.

Date	Reference	Address	Description	Council Comments	Decision Date	Decision
17/10/16	PT16/5715/F	Whitfield Gate Farm Gloucester Road Whitfield Wotton Under Edge South Gloucestershire GL12 8DR	Erection of first floor rear extension to form additional living accommodation.	No Comment	12/12/16	Approve with Conditions
15/11/16	PT16/6231/PNGR	Sundays Hill Farm Sundayhill Lane Falfield Wotton Under Edge South Gloucestershire GL12 8DQ	Prior notification of a change of use from Agricultural building to 1no dwelling (Class C3) as defined in the Town and Country Planning (use classes) Order 1987 (as amended).	No Comment	06/01/17	Refusal
02/12/16	PT16/62529/F	Elfin Cottage Iron Hogg Lane Falfield Wotton Under Edge South Gloucestershire GL12 8DU	Erection of single storey rear and first floor extension above existing garage to form studio/home office	No Comment	09/01/17	Withdrawn
29/02/16	PT16/0770/O	Land At Heneage Farm Moorslade Lane Falfield Wotton Under Edge South Gloucestershire GL12 8DJ	Change of use and development of agricultural land to provide up to 115 dwellings with associated access, parking, hard/soft landscape works, public open space, and drainage, together with development of a 'Park and Share' facility for up to 100 cars (Outline) with access to be determined. All other matters reserved	Objection		Awaiting Decision
13/09/16	PT16/5140/F	The Haven Moorslade Lane Falfield Wotton Under Edge South Gloucestershire GL12 8DJ	Erection of 1no detached dwelling, parking and associated works.	No Comment		Awaiting Decision
28/09/16	PT16/5345/RVC	The Cornfields Gloucester Road Whitfield South Gloucestershire GL12 8ED	Removal of condition 3 attached to planning permission PT10/3362/F to enable agricultural vehicles to use access driveway.	Objection		Awaiting Decision
19/10/16	DOC16/0364	Training And Conference Centre Eastwood Park Falfield South Gloucestershire GL12 8DA	Discharge of Condition 2 (Demolition) attached to planning permission PT12/3708/LB Demolition of the following structures located within the curtilage of the grade II listed Eastwood Park House: 10no. staff houses; decontamination labs and store buildings; lift labs; bungalow; air conditioning	No Comment		Awaiting Decision
02/12/16	PT16/67401/F	Gable Cottage 4 Heneage Lane Falfield Wotton Under Edge South Gloucestershire GL12 8DN	Demolition of existing garage and porch. Erection of a two storey rear & single storey side extensions to provide additional living accommodation. Erection of a front porch. Erection of a detached garage.	No Comment		Awaiting Decision
06/01/17	PT16/6941/F	The Pheasant Cottage Iron Hogg Lane Falfield South Gloucestershire GL12 8DU	Erection of 1no. dwelling with creation of new vehicular access and associated works.(Re submission of PT16/3581/F)	Waiting on Councils comments		Awaiting Decision