

FALFIELD PARISH COUNCIL

Minutes of the Meeting of Council held on 17th July 2012 at 7.30 pm at Falfield Village Hall

Present

Parish Councillors: Mrs J. Hathway (Chairperson), Miss E. Jarvis, Mrs J. Mountford, Mr K. Fryer & Mr C. Murton.

Clerk: Mrs D. Bramley. **Public:** Ward Cllr John O'Neill and 29 reducing to 9 Parishioners

00270/12 Apologies for Absence

None

00271/12 To Approve Minutes of Last Meeting (Annual Council and Parish Meetings)

It was proposed by Cllr Murton, seconded by Cllr Jarvis and **resolved** that the minutes of the Annual Council meeting held on 17th May 2012 be signed as a correct record.

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00272/12 To Receive Declarations of Interest in Items on the Agenda

Cllrs Hathway & Mountford – Village Hall Management Committee

00273/12 Co option of New Members

No one has come forward to fill either of the two vacancies.

00274/12 Public Forum

00274.1/12 Eastwood Park Estate Presentation

Representatives from Eastwood Park Estate - John Thatcher (Chief Executive), Lin Willis (Facilities Director), Pauline Oliver (Finance Director), Cathy Francis (Jones Lang LaSalle) and representatives from the architect company presented their development proposal for Eastwood Park Estate.

A brief overview of the history of Eastwood Park Estate was given along with what has been happening since their last presentation in January 2010. The training centre is used by national and international visitors and they now need to provide a 'high tech' facility to secure the businesses future. The new training facility will bring together all the facilities in one place enabling them to share resources and bring them inline with the engineering side of the health industry. The new facility would have a reception, café, lifting laboratory, class rooms, decontamination centre, a fully functioning operating theatre and ward, air conditioning plant over the operating theatre, administration and delegate spaces. It centre will have an engineering look about it and include solar panels and trees.

Having looked at a variety of development ideas around the whole site and supporting studies such as drainage, transport etc... they intend to move forward with a bespoke training facility on the 'old hitted camp' site which will provide a discrete location and not impact the main building. This training centre will be funded by the building of 20 new properties on the 'old staff accommodation' site once the 10 homes there have been demolished. The new housing development will consist of 4-5 bed detached or link detached houses that will be screened from the road by trees and other planting.

Councillors and Parishioners asked several questions, as follows:

Q: Falfield is in need of Affordable housing so why are none included in this development?

This development will be dealt with by the major development team and therefore does not need to include affordable housing.

Q: How many local people work at Eastwood Park Estate?

They have a great deal of employees at the site but could not say how many lived locally

Q: Will you be building the houses or selling the site with planning permission?

The site will probably be sold to a developer with planning permission.

Q: How much will one of these new houses cost?

The new training facility will cost in the region of £ 4.5 million and the local authority insists that all the money from the sale of the houses/site will be spent on the training centre.

Q: What will this do for our community?

More people will be using the training facility and new families will move into the area.

Due to time restraints the presentation & questions had to be concluded after 30 minutes. It is anticipated that a second presentation to the Falfield parishioners will be arranged.

00274.2/12 Orchard View Development Update

Tracey Price, Enabling Projects Officer and 2 representatives from Streetcare attended to give residents an update on the Orchard View development and the issues that have now arisen.

A brief history about the development of 2 affordable houses and track at Orchard view was given. The approved development was due to start in May 2012 but an issue with underground utility services needing to be diverted has arisen with the approved scheme for the 5 spaces and the track. The cost of the approved scheme would be in the region of £116K which is considerable more than their initial estimates which includes £40K to divert the underground utility services.

Due to the high costs of the approved scheme they have had to look at different schemes to reduce these costs. The new scheme, presented at the meeting, retains the track in front of the properties of Orchard View as they are aware that this is important for residents, however, the track now has a turning T junction instead of a proper exit. Copies of the New Scheme were distributed to those present at the meeting to view.

Councillors and Parishioners asked several questions, as follows:

Q: Is Knightstone contributing to the track cost?

No, the funds are coming from South Gloucestershire Council Housing and Streetcare departments.

Q: Why do the underground service utilises need to be diverted?

The services are too shallow to concrete over and therefore would need to be moved.

Q: Two-way traffic will be using the single width track?

With the number of cars using the track this should not be a problem.

Q: What about the ongoing maintenance of the track?

This track will be adopted and therefore be maintained by Streetcare.

The following comments were also made:

'This is the first development of Orchard View so please can you do it properly'

'Traffic will be increased in front of the houses with this scheme'

'Young children use the green area to play on'

'No one cares about Falfield'

'Residents have been asked to vacate the garages by 31st July 2012 but the affordable house development can not start until the track has been completed'

The letter Tracey Price had sent to residents of Orchard View was not received so it will be re sent with an extended deadline for feedback and another date to discuss the scheme on a one to one basis at the site.

Feedback forms and freepost envelopes were provided to the residents present. Any new scheme will have to be submitted to the planning department for approval as with the previous scheme.

It was agreed that the Parish Council would submit a feedback form.

00275/12 Financial Matters

00275.1/12 To Note Payments Received

The following receipts were noted:

HMRC VAT Refund (01/04/2010 – 31/03/2012)	£ 127.27
Oldbury on Severn Parish Council Contribution to SLCC Subscription (50%)	£ 48.50

00275.2/12 To Approve the following Payments

It was proposed by Cllr Mountford, seconded by Cllr Jarvis and **resolved** unanimously to approve the following payments.

Mrs D Bramley - Clerks Salary, Office, Stamps, Survey Expenses (Ink & Paper)	£ 916.52
Mr R Hathway – Maintenance Expenses (Vanish, Bolt etc...)	£ 50.14

00275.3/12 To Approve Updating NS & I Account Signatures

It was proposed by Cllr Hathway, seconded by Cllr Fryer and **resolved** unanimously that all Cllrs are signatories on the NS & I account. The signatories on the account will therefore be Cllrs J. Hathway, J. Mountford, E. Jarvis, C. Murton and K. Fryer. The NS & I forms were signed and the Clerk will return them to NS & I.

00275.4/12 To Discuss Donation Request from 5 Alive Newsletter

It was proposed by Cllr Mountford, seconded by Cllr Fryer and **resolved** unanimously to donate £ 100.00 to the 5 Alive Magazine, the cheque was duly written and signed. The Clerk will add the 5 Alive Newsletter to the donations to be considered as part of the budget at the November meeting.

00275.5/12 To Note Current Account Balances

The following balances were noted: NatWest Account: £ 2960.03 which will decrease too £ 2169.14 when the above receipts and payments have cleared.

The National Savings and Investments Account (NS & I): £5803.65.

00276/12 Planning Matters

00276.1/12 To Note the Following Application Notices

The following application notices were noted:

PERMIT - PT12/1671/F - Glen Farm Moorslade Lane, Falfield, South Gloucestershire
Erection of porch & single storey side extension to replace existing garage & provide additional living accommodation.

PERMIT - PT12/1138/F - Green Farm, Bristol Road, Falfield, South Gloucestershire
Change of use of 2no. farm buildings to form 2no. holiday lets (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

LAWFUL - PT12/1063/CLP – Land at Eastwood Park, Falfield, South Gloucestershire,
Application for certificate of Lawfulness for the proposed installation of pumping station and erection of associated control kiosk – **Note: Not Approved – Public Sewer M5 Crossover PL/11063/102 dated 11th Aug.**

PERMIT - PT12/0948/F - Hope Manor Farmhouse, Cromhall Lane, Cromhall, South Gloucestershire
Change of use from Offices (Class B1) to 1no. live/work unit (sui generis) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended).

REFUSED – APPEAL UPHELD - PT12/0624/F – Spring Barn Eastwood Park, Falfield

Erection of first floor side extension to form additional living accommodation.

REFUSED - PT11/4037/F - Heneage Court Heneage Lane, Falfield, South Gloucestershire
Change of use of ornamental gardens from residential to mixed use of residential (sui generis) and public (Class D2) to facilitate the temporary erection of marquees. Change of use of lakes from residential to mixed use residential (sui generis) and fishing area recreational (Class D2) as defined in the Town and Country Planning (Use Classes) Order as amended.

PERMIT - PT11/2720/F – Mill House Farm. Mill Lane, Falfield, South Gloucestershire GL12 8BU
Erection of single storey rear extension to facilitate the conversion of storage building to residential dwelling with associated works (Resubmission of PT10/2699/F).

PERMIT- PT11/2503/F - Old Oaks Farm, Bristol Road, Falfield
Change of use of land from agricultural to land for the stationing of a temporary agricultural workers dwelling for a period of three years.

00277/12 Highway Matters

00277.1/12 To Note 2 Accidents in Buckover

The two fatal accidents at Buckover in June were noted by the Parish Council.

00277.2/12 To Note issue with Footpath Gate near bench in Milbury Heath

Having been informed that a gate by the Parish Council bench in Milbury Heath, which is used by walkers, is not very steady the Clerk has looked at the gate and reported it to Lindsay Saunders (Public Rights Of Way) who has subsequently informed the land owner.

00278/12 To Receive Reports from Councillors

00278.1/12 Feedback from Thornbury & Alveston SSCG

Nothing to Report – Next Meeting 1st August which Cllrs Hathway & Jarvis hope to attend on behalf of the Parish Council.

00278.2/12 Village Hall Management Committee Feedback – Cllr Hathway

278.2.1/12 Request for Consent to Undertake Works at the Hall

The Village Hall Committee would like to improve its disabled facilities including installing a toilet and widening the door to the main hall. Applications for funding have been submitted to various bodies. It was proposed by Cllr Fryer, seconded by Cllr Murton and **resolved** unanimously to give permission to the Village Hall Management Committee to proceed with the renovations provided permission is given by the Gloucestershire Diocese. The Clerk will formally advise the Village Hall Management committee of this decision. **ACTION: Clerk**

278.2.2/12 Christmas Tree Festival

The letter from the Village Hall Management Committee was circulated with the agenda and Cllr Hathway read it out at the meeting. The Parish Council has been asked if they wish to decorate a tree for display at the village hall. It was proposed by Cllr Murton, seconded by Cllr Fryer and **resolved** unanimously to supply and decorate a tree to advertise what the Parish Council does. The Clerk will formally advise the Village Hall Management committee of this decision. **ACTION: Cllr Hathway**

00278.3/12 Request to install an underground support pole & erection of a Christmas Tree

Cllr Hathway read a letter from the Diamond Jubilee Committee asking if they can install an underground support and erect a Christmas tree. It was proposed by Cllr Jarvis, seconded by Cllr Fryer and **resolved** unanimously to allow the Diamond Jubilee committee to install an underground support pole and erect a tree from the middle of November. The Clerk will advise the Jubilee committee of this decision. **ACTION: Clerk**

00278.4/12 HMP Eastwood Park Visit Feedback

Cllrs and the Clerk visited HMP Eastwood Park on Monday 11th June after an invitation from the Governor, Mr Simon Beecroft. He gave us a very informative tour of the site including the medical and sports facilities. Cllrs were able to talk to some of the girls there and the officers. Mr Beecroft would like to be involved with the community and have regular meetings with the Parish Council. Cllr Hathway mentioned some of the issues the community which included the dead trees around the new car park.

00279/12 To Receive the Clerks Report**00279.1/12 Notice board Signage**

The Clerk has ordered the sign from Croglin Designs and it was delivered today.

00280/12 To Adopt New Members Code of Conduct – Circulated with Agenda

It was proposed by Cllr Hathway, seconded by Cllr Mountford and **resolved** unanimously to adopt the South Gloucestershire Model Code of Conduct adapted for Falfield Parish Council.

The Clerk informed Cllrs that a new Register of Interest Form will need to be completed and will be circulated once it has been received.

00281/12 To Note Progress with Asset Inspection Actions List

A copy of the Action List was sent to Cllrs prior to the meeting. Cllr Hathway went through the list and updated everyone on any progress.

ASSET INSPECTION ACTION LIST		
No.	Description of Task	Comments / Progress
1	Clean the War Memorial Plaques	Started
2	War Memorial	Having checked with SGC, the Parish Council is responsible for the paved area around the memorial. This area will be monitored and the work required costed.
	Repair render on bollards	
	Monitor paving around memorial	
3	Varnishing of Wooden Assets, as below	Varnish in spring
	Bench - Milbury Heath	Completed
	Bench - Falfield by Notice board	Completed
	Bench - Village Green 1	Waiting for bench to dry out
	Bench - Village Green 2	Waiting for bench to dry out
	Bench - Jubilee	Completed
	Notice board and Posts	Waiting for it to dry out
4	Village Green Gates	Waiting for it to dry out
	Repair Seat Bolt on Bench at Milbury Health	Completed
5	Cut Trees back at Village Green	Completed
6	Cut down bush in middle of Village Green	Completed
7	Remove Ivy etc from Bus Shelter - Whitfield North Bound (4/5)	Remove in spring SGC not spraying at moment for weeds
8	Notice board Falfield Parish Council Sign	Received – to be fitted
9	Remove Small Notice board, Printer & Laptop from the Asset Register	Completed
10	Remove Small Notice board, Printer & Laptop from the Insurance Policy	Completed

It was agreed to remove completed items from the list.

00282/12 To Receive Parish Survey Update

Cllr Hathway stated that the Parish Survey Results Overview had been distributed with the July 5 Alive and wished to send thanks to the volunteers who distribute the newsletter. Cllr Hathway has not received any comments regarding the Survey yet and will now be putting together the information for the surgery in October.

The surgery will include information about how the issues raised can be addressed and asking for volunteers to set up a steering group to develop a Parish Plan. Cllr O' Neill stated that Charfield have just completed one and would be willing to come and talk to the Parish Council. Grants are also available to help fund the printing costs etc...

00283/12 Correspondence (*Italics – available by email*)

Respond to:

SGC Consultation on the Future Provision of the Registration Service (Birth, Deaths and Marriages).

Parish Council Response: The Parish Council will respond to the consultation asking for the service to remain in Thornbury due to the other locations being a considerable distance away and not easily accessible using public transport. Some services also need to stay in Thornbury. **ACTION: Clerk**

SGC Carriageway and Footway Assessments for Area Forums

Parish Council Response: As the A38/Sundayhills Lane road has not been repaired the Parish Council will raise it with the forum to see if it can be included on the autumn list. **ACTION: Clerk**

For Information:

Audit Commission – Change to External Auditor to Grant Thornton UK LLP from 2012/13 - Circulated to Cllrs

Horizon Nuclear Power Community Update Issue 7 June 2012

South Gloucestershire Deaf Association Newsletter June 2012

South Gloucestershire Over Fifties Forum Newsletter Summer 2012

Clerks and Councils Direct – July 2012

SLCC - The Clerk Magazine- July 2012

South Gloucestershire Council Community Infrastructure Levy – Short Guide and Questions & Answers

South Gloucestershire CVS ebulletin May 2012

Southern Brooks Community Partnership – ebulletin June & July 2012

Cardboard Recycling Education Campaign

South Gloucestershire LINK e bulletin (June) + Annual Report 2011/2012

Thornbury and Alveston Safer Stronger Community Group Minutes from 25th April 2012

Parish Charter Working Group (PCWG) Minutes 24th April 2012

Letter regarding Weed Spraying in the Area – Delayed due to weather.

Sustainable Community Strategy- Quality of Life Report 2012

00284/12 Matters for Further Discussion / Information

00284.1/12 Speeding on Sundayhills Lane

Cllr O' Neill stated that the Speedvisor has been returned to Sundayhills Lane to monitor the speeds again.

Date of Next Meeting Tuesday 18th September 2012 at 7.30 pm

This concluded the business of the meeting, which closed at 9.25 pm.

The 100 Club draw took place at the end of the meeting.