

FALFIELD PARISH COUNCIL

Minutes of the Special Council Meeting held on 14th July 2015 at 7.30 pm at Falfield Village Hall

Present

Parish Councillors: Mrs J Hathway, Miss E. Jarvis, Mrs M. O'Connor & Mr K. Fryer.

Clerk: Mrs D. Bramley **Public:** Ward Cllr John O'Neill, Simon Spedding & 6 Parishioners.

00552/15 Apologies for Absence

None

00553/15 To Receive Declarations of Interest in Items on the Agenda and Dispensation Requests

Cllr O' Connor submitted an application for a dispensation relating to the Orchard View Item on the agenda. The dispensation was granted on the grounds of "that the authority considers that the dispensation is in the interests of persons living in the authority's area."

00554/15 Public Forum

00554.1/15 Mr Spedding, South Gloucestershire Council regarding the Orchard View Track

A briefing from Mr Spedding was circulated to parishioners that detailed the history of the site. Mr Spedding was initially involved with the scheme when Streetcare were asked to look into the feasibility of providing an access track to Orchard View properties. A track was feasible and schemes were drawn up which included layouts and approximate costings. The location of underground utility service lines has caused issues and due to drainage issues a solid type surface with drainage gullies into the existing water course could not be used as it could cause flooding further down Sundayshill Lane. It was concluded that a permeable surface of gravel would be used although the actual type was not specified until later. The type chosen was a Loose Gravel Type 1 because it remains compact.

Mr Spedding returned to the scheme after planning was obtained for a gravel track. After the track had been laid there were immediate issues with dust levels and puddling when wet and parishioners stated that this surface was not "fit for purpose". Mr Spedding also stated that he and a colleague drove up and down the track at different speeds to see first-hand the issue with the dust and agreed that it is not good.

So what can be done?

The solution proposed by SGC, a year ago, is to relay the track with "planings" that have been removed from a relatively newly laid highway surface that is outside specification, e.g. too shallow. These "planings" need to be relatively new so that the active binder is still active and the planings will stick together. This type of surface will stop the issues with dust clouds. Unfortunately the contractor and supplier who is responsible for the highway surface originally identified to provide the planings is still in dispute over responsibility so the surface cannot be removed yet. A third highway surface has just been identified and if officially condemned could be used although there is no guarantee as to when it would be removed. If the contractor decides to remove the surface it could be removed in Oct / Nov 2015. This highway surface is likely to be available before that originally identified.

Mr Spedding stated that he had spoken with a highway contractor about other possible surfaces and that they had not come back with any ideas.

Questions:

Q: What will it look like?

A: *Blacker than stone as it is coated with cadam*

Q: Has this been done before so that we can look at it?

A: *No not on a road like this*

Q: Is this experimental?

A: *Yes, it has been used on Public Rights of Way which vehicles do drive over.*

Q: Have you considered loose stone?

A: *No, although the issue with dust would be resolved noise could become an issue.*

Q: Will the surface be compact and smooth so that you can cycle over it?

A: *The surface will be compact but not smooth. A planings track will be tested in the Streetcare yard and have their vehicles driven up and down it to see how it acts.*

Q: If the planings from site 3 are available in October, when will they be laid as heat is needed for them to bind together?

A: *They could be laid immediately but would not adhere together until the summer. Another solution is to lay them using the paving machine which would put heat into the planings helping them to bind together.*

Q: Could speed bumps be installed to slow non-resident vehicles down as they generate dust by going to fast.

A: *This was looked at initially but not followed through.*

Other comments from parishioners:

The weight limit applied to the track is ignored so why have it in the first place.

Parishioners have had two years of the gravel track which has resulted in dust getting into their homes. People's health is being impacted as they breathe in the dust and it gets it in their eyes. Children are unable to play outside on the green area. It appears that South Gloucestershire Council is not in control of the situation as the parishioners have been given numerous promises of when the issues will be resolved and nothing happens.

The Environment Agency has a number of solutions for porous driveways why aren't any of these solutions acceptable?

Parishioners are now extremely concerned that they are agreeing to something that is going to be worse as this solution is experimental so any issues that may arise are as yet unknown. Concerns were also raised that it will not be what they expect as with the gravel track and they will end up with another "botched" job. Also it was stated that the planings may not be laid until summer 2016 which means they have over a year still to wait for an experimental solution. They would like a known solution. Mr Spedding stated that block paving had been the best option but was rejected due to its cost.

Further questions were asked by parishioners:

Q: How do we get funding to fix this track?

A: *Mr Spedding is not involved with funding but was told that part of the process to get funding involves a scoring process and the track would not score highly.*

Q: Who do we need to talk to?

A: *Mr Mark King, Head of Streetcare, John Munslow, Asset and Infrastructure Group Manager and Steve Evans, Director of Environment and Community Services*

Parishioners concluded that the track is a health hazard; a "botch" job that is not "fit for purpose"; not as expected or as initial planning application consultations suggested. The track never had enough funds allocated from day 1 and the application was continually changed due to funding issues. They need to raise the issues with Mr King, Mr Munslow and Mr Evans at South Gloucestershire Council. They are unclear as to what the suggested solution will look like and what issues they may have with this new surface.

Cllr Hathway and parishioners thanked Mr Spedding for attending and for his guidance. Mr Spedding left at 8.15 pm.

00555/15 Planning Matters

00555.1/15 To Discuss the Following Application

PT15/2374/F - Glen Farm, Moorslade Lane - Erection of extension to existing farm building to form Milking Facilities, construction of a Slurry Lagoon and erection of agricultural building for use as Feed/Cubicle Building with associated works.

Council Response: Concerns were raised that included: the location of the new slurry lagoon, the size of the new slurry lagoon in relation to the increase in the herd size, that the slurry lagoon will be visible from the other cottages as the banks around it will be raised and include a safety fence and the new building will be higher than the existing one thus having increased visibility in the area. No information about the landscaping of the site or the effect on air quality and flies the additional slurry lagoon will have has been included with the application.

It was agreed by all to submit a response to this application detailing these concerns.

Action: Clerk

PT15/2435/F - Pound House Farm, Old Gloucester Road - Construction of a permanent access track and associated works (Retrospective). To be read in conjunction with PT13/2618/F.

Council Response: None

DOC15/0065 - Pound House Farm, Old Gloucester Road - Discharge of conditions 3 (Archaeological brief), 20 (Topographical Survey), 22 (Drainage details), 26 (SAM mitigation strategy), 28 (Cabling Route) and 30 (Environmental Management Plan) attached to PT13/2618/F. Erection of 1no. wind turbine measuring 67m maximum high and 40m to hub, with associated works.

Council Response: None

00555.2/15 To Note the Following Applications – No Comments / Consultation Expired

PT15/2024/F - The Gardens, Eastwood Garden Plant Centre, Eastwood Park - Erection of extension and conversion of existing outbuilding to form residential annexe with associated works. (Amendment to previously approved scheme PT14/3216/F). Erection of detached garage.

PT15/2253/F - Cherry Tree Cottage, Bristol Road - Demolition of existing building and erection of detached annex. (Re submission of PT15/1457/F)

PERMIT - PT15/1838/F - The Haven, Moorslade Lane, Falfield - Erection of extensions and alterations to roofline of existing outbuilding to form 1no. dwelling with access, parking and associated works. (Resubmission of PT14/4275/F).

00555.3/15 To Note the Following Notices

PERMIT - PT15/1875/F - Spring Barn, Eastwood Park - Erection of extension to existing outbuilding to facilitate conversion to detached dwelling with associated works. (Amendment to previously approved scheme PT14/0135/F).

WITHDRAWN - PT15/1565/RVC - Pound House Farm - Removal of condition 27 and variation of condition 10 attached to planning permission PT13/2618/F to enable the installation of a hardcore access track.

WITHDRAWN - PT15/1457/F - Cherry Tree Cottage, Bristol Road - Demolition of existing building & erection of detached annex.

PERMIT - PT15/1155/F - Hope Manor Farm, Cromhall Lane - Erection of side extension to existing storage barn.

PERMIT - PT15/1112/F - Land Adjoining Spring Barn, Eastwood Park, Falfield - Change of Use of land to residential (Class C3) to include new access and associated works.

00556/15 Highway Matters

00556.1/15 To Discuss/Receive Feedback regarding Orchard View Track

After further discussion it was evident that the solution proposed by South Gloucestershire Council may not provide an acceptable solution and could be just another "botched" job with its own issues. As well as having residents properties continually being covered in dust the health implications of the current track are also not being taken seriously.

It was agreed that parishioners would formulate an action plan which clearly states what they are trying to achieve including raising the issues with Mr King, Mr Munslow and Mr Evans at South Gloucestershire Council.

The Parish Council and the Ward Councillor fully support the parishioners in this action and will support them however they can.

00557/15 Matters for Further Discussion / Information

00557.1/15 Orchard View Wild Flower Bed

The wild flower bed in Orchard View was cut down by South Gloucestershire Council (SGC). Cllr O'Neill stated that this had been reported and that SGC had agreed to clear the debris and add some new top soil. It is unsure whether the flowers will recover so additional seeds may need to be purchased and sowed at an appropriate time in the future. The Parish Council has funds to cover the cost of additional seeds if they are required.

Date of Next Meeting Tuesday 21st July 2015 at 7.30 pm

There will be a presentation from Horizon regarding the New Power Station Development at this meeting

This concluded the business of the meeting, which closed at 8.40 pm.